

# HARDIMANS

**1 Lake View Road**  
Oulton Broad, Lowestoft, NR33 9NE  
**£295,000**

# HARDIMANS



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# 1 Lake View Road, Oulton Broad, Lowestoft, Suffolk, NR33 9NE

Hardimans are delighted to offer this vastly EXTENDED and in Turn key condition, Unique & contemporary 3 storey house, considerably redesigned to take full advantage of the breathtaking views over Oulton Broads marina and harbour. This splendid three-storey house offers an exceptional living experience yet is within easy walking distance to Oulton Broad, with its wide range of shopping & leisure facilities.

With three well-proportioned bedrooms, including a fantastic master suite complete with an ensuite bathroom, this home is designed for comfort and convenience. Each level of the house features its own patio or balcony, allowing you to enjoy the stunning vistas and fresh air from multiple vantage points.

On the ground floor, the contemporary open plan living space allows you to enjoy the wonderful natural light which floods in. The beautifully fitted quality kitchen is a true highlight, equipped with modern appliances that cater to all your culinary needs. The split-level lounge, enhanced by a suspended ceiling with mood lighting, together with patio doors which creates a seamless connection between indoor and outdoor living, perfect for those warm summer evenings.

This property is not just a house; it is a lifestyle choice, offering a harmonious blend of elegance and functionality in a sought-after location. Whether you are looking for a family home or a tranquil retreat, this residence is sure to impress. Don't miss the opportunity to make this remarkable property your own.





**Double glazed door to:-**

**ENTRANCE HALL**

with a polished tiled floor, feature wooden stairs to first floor.

**SPLENDID OPEN PLAN LIVING AREA**

comprising kitchen/diner, kitchen area fitted in a range of white high gloss fronted units, fully fitted with complete range of white goods to include a Neff 4 burner induction hob, stainless steel extractor canopy, double oven/grill, integrated microwave, integrated refrigerator, freezer, dishwasher and washer/dryer with front decor panels, feature exposed timber features, large walk-in understairs cupboard with electric light, polished tiled floor with underfloor heating, steps down to lounge area with polished tiled floor, underfloor heating, feature suspended ceiling with mood lighting, upvc sliding patio doors and vertical blinds, rear patio and gardens, superb views over Lowestoft inner harbour.

**STAIRS TO FIRST FLOOR AND LANDING**

with wood effect flooring, sliding pocket door providing access to second floor.

**BEDROOM 3**

with radiator, upvc window, matching sliding patio door, vertical blinds to balcony with stainless steel glass balustrade, superb unobstructed views over Lowestofts inner harbour.



## FAMILY BATHROOM

cased bath, hot and cold, washbasin, low level wc with concealed cistern, corner quadrant shower cubicle with Power Shower unit, overhead drencher, chrome towel rail/radiator, fully tiled walls, feature integrated television.

## BEDROOM 2

double aspect windows, upvc double glazing, built-in wardrobe cupboard, radiator, additional access to useful storage.

## STAIRS TO SECOND FLOOR AND STUNNING MASTER BEDROOM

with atrium window, inset ceiling spot lighting, beautiful wood detailing, upvc patio door and vertical blinds to balcony, stainless steel and glass balustrade, superb unobstructed views over Lowestofts inner harbour, modern style upright radiator, tv point.

## LARGE EN SUITE BATHROOM

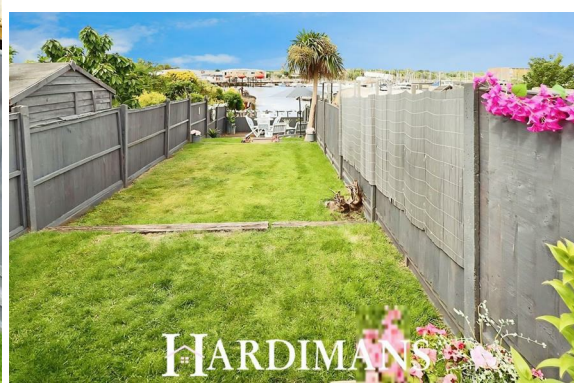
with an egg style central bath, hot and cold shower mixer, low level wc, concealed cistern, vanity washbasin, tiled walls and built-in store cupboards, tiled floor, chrome towel rail/radiator, inset ceiling spot lighting, upvc opaque glazed window.

## OUTSIDE

To the front, easy maintenance gardens. To the side, wrought iron gate and paved pathway. To the rear, good size gardens laid to lawn with flower and shrub borders, paved patio area, timber garden store, external courtesy lighting, towards the end of the garden is a timber decked patio providing an ideal place to sit out, relax and enjoy the stunning views.

The property has a partible walkway providing pedestrian access for the neighbours.





## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage -

radiator/underfloor heating

Flood Risk Info: Very low

\* Broadband: Ultrafast download 10000

Mbps upload 10000 Mbps

\* Mobile: EE, THREE, 02, VODAFONE

ALL LIKELY

\* Disclaimer: This information is based on

predictions provided by Ofcom. Applicants

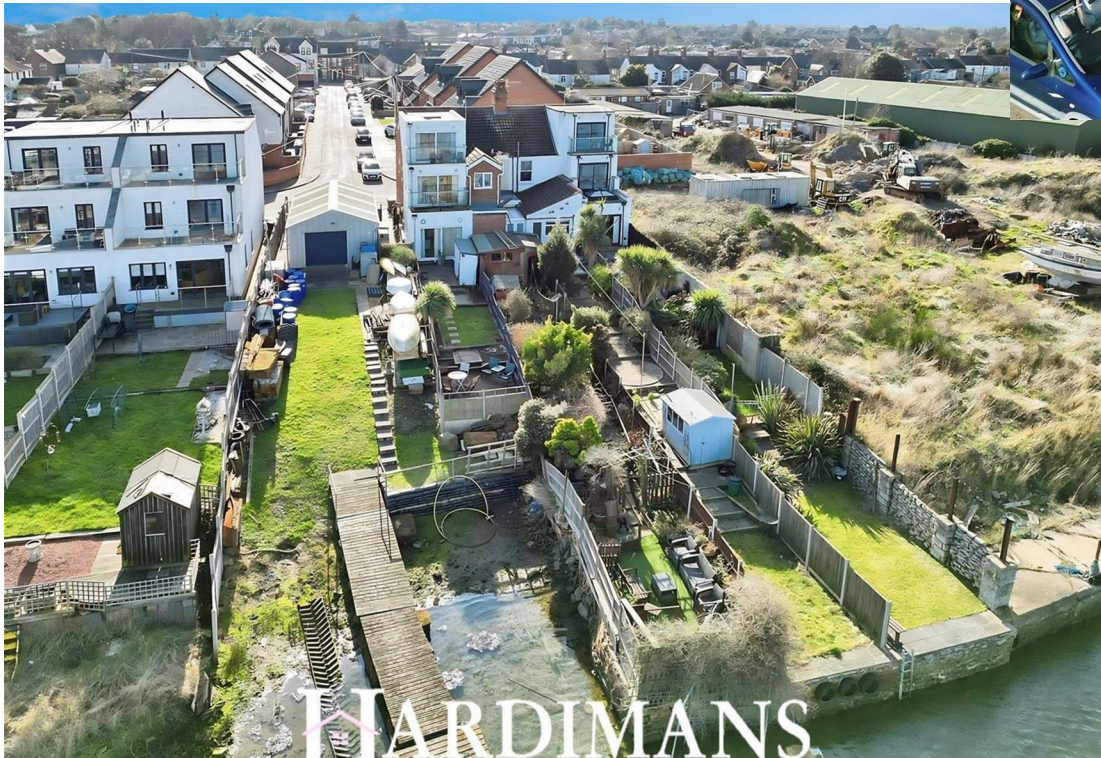
should carry out their own enquiries to

satisfy themselves that the coverage is

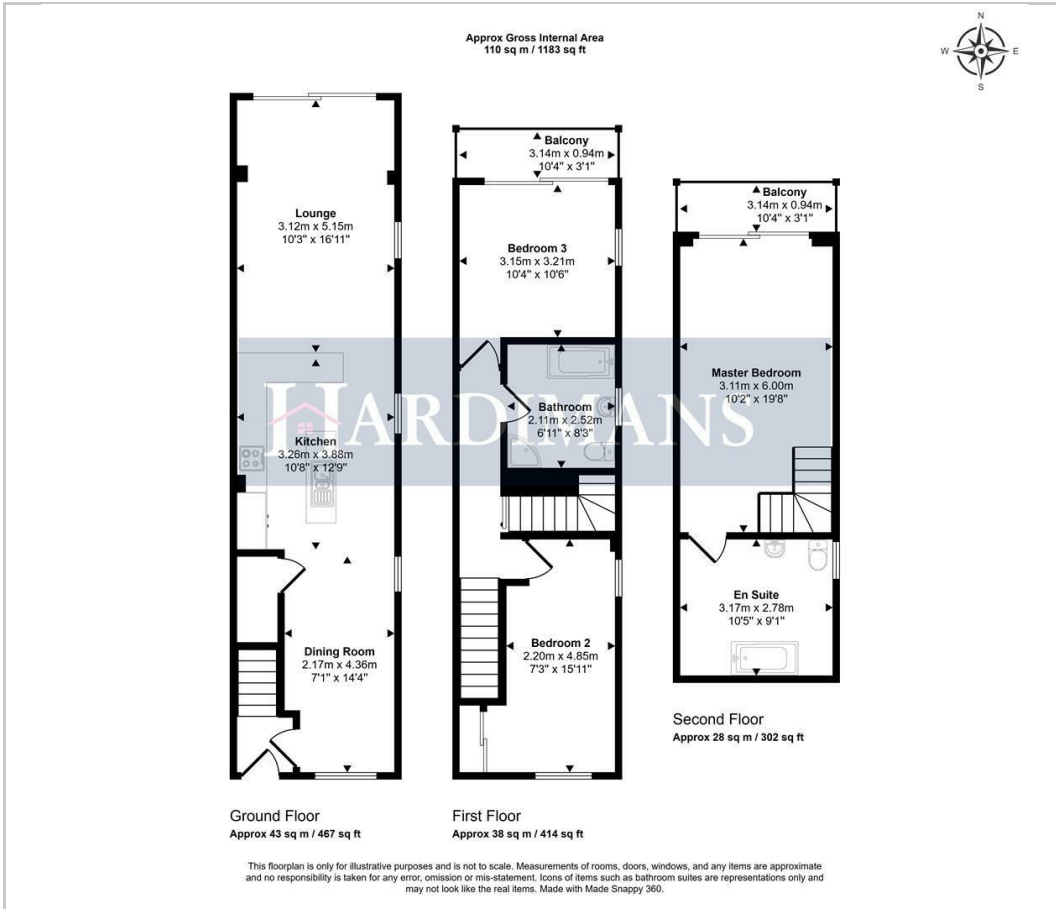
adequate for their requirements.







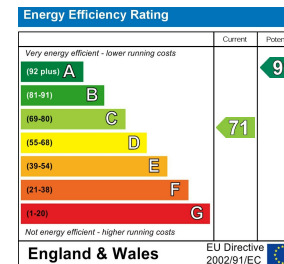
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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