

HARDIMANS



81 Cotmer Road, Lowestoft, NR33 9PS

Guide Price £415,000





81 Cotmer Road

Lowestoft, NR33 9PS

- PARTICULARLY SPACIOUS LOUNGE/DINER WITH FEATURE FIREPLACE
- UTILITY
- STUDY/BEDROOM 5
- PRIVATE ATTRACTIVE GARDENS
- OVER SIZE BRICK AND TILE GARAGE
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- COSY SNUG ROOM
- 2 WELL FITTED BATHROOMS AND SEPARATE WC
- ATTRACTIVE BLOCK PAVIER DRIVEWAY WITH PLENTY OF SPACE

GUIDE PRICE £415,000 - £435,000 **SUPERB DETACHED OLDER STYLE BUNGALOW** with large 2 storey extension, 4/5 bedrooms, particularly spacious lounge/diner, snug room, utility, attractive private gardens, over size detached garage, must be viewed. E/R D.



GENERAL REMARKS

Located in just the right place this beautiful bungalow has the benefit of a large 2 storey rear extension providing 4/5 bedroom family accommodation. The particularly well fitted kitchen has an attractive range of 'Tiverton Bone' including all integrated appliances and cooking range. The lovely size lounge/diner has patio doors looking out onto good size private rear gardens. It is not often that properties of this quality become available in this location and an early inspection is absolutely essential to fully appreciate this properties many interesting features.

COVERED ENTRANCE

composite double glazed door with diamond leaded lights to

GOOD SIZE ENTRANCE HALL

stairs to first floor, cupboard space under, radiator, high level cupboards with electric meters.

KITCHEN/BREAKFAST ROOM

14'7" x 12'6" (4.45 x 3.81 (4.44 x 3.80)) fitted in a range of Tiverton Bone units with one and a half bowl ceramic sink, integrated dishwasher with front decor panel, refrigerator and freezer, Range Master electric induction hob with concealed extractor, range of fitted wall cupboards with under lighting, upvc double glazed window with leaded lights.

UTILITY

6'2" x 6'6" (1.88 x 1.98 (1.89 x 1.99)) fitted worktop, recess and plumbing for automatic washing machine, space for tumble dryer, Baxi gas boiler heating domestic hot water and radiator heating system, radiator, upvc double glazed window, door to rear garden, walk-in airing cupboard with slatted shelving and chrome radiator/towel rail.

SNUG

9'4" x 7'11" (2.84 x 2.41 (2.85 x 2.42)) upvc double glazed window, leaded lights, double radiator.

GOOD SIZE LOUNGE/DINER

12'2" x 26'5" (3.71 x 8.05) fireplace with a feature cream enamel log burner, oak flooring, 2 radiators, 2 ornamental ceiling roses, 2 windows with upvc double glazing, leaded lights, matching french doors to rear patio and garden.

BEDROOM 3

13'6" x 11'11" (4.11 x 3.63 (4.12 x 3.62)) square bay window with upvc double glazing, leaded lights, radiator, ornamental ceiling rose.



BEDROOM 4 13'6" x 9'0" (4.11 x 2.74)
square bay window with upvc double glazing, leaded lights, radiator, picture rail and ornamental ceiling rose.

STUDY/BEDROOM 5 9'1" x 6'6" (2.77 x 1.98)
upvc double glazed window, leaded lights, radiator, picture rail, ornamental ceiling rose.

SEPARATE WC 8'2" x 2'11" (2.49 x 0.89 (2.48 x .88))
low level wc, washbasin, hot and cold, tiled splashbacks, radiator, upvc opaque glazed window.

FAMILY BATHROOM 7'10" x 5'7" (2.39 x 1.70)
cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, chrome towel rail/radiator, corner Quadrant shower cubicle with thermostatic shower unit, overhead drencher, shaver point, extractor fan, upvc opaque glazed window, leaded lights.

STAIRS TO FIRST FLOOR AND LANDING
with 3 sets of double built-in cupboards, double glazed velux window, upvc opaque glazed window, radiator.

MASTER BEDROOM 22'8" x 8'1" (6.91 x 2.46)
upvc double glazed window and velux window, radiator, 4 access points to roof eaves.

BATHROOM 9'3" x 6'9" (2.82 x 2.06 (2.83 x 2.07))
cased bath, hot and cold shower mixer, Mira instant shower unit, shower screen, pedestal washbasin, low level wc, chrome towel rail/radiator, shaver point, extractor fan, double glazed velux window, access point to roof eaves storage.

BEDROOM 2 17'11" x 9'10" (5.46 x 3.00)
upvc double glazed window, leaded lights, double fitted wardrobe cupboards, 2 further access points to roof eaves, radiator.

OUTSIDE

To the front, large block pavier driveway providing ample car standing and turning areas, established hedgerows, lantern light, 5 bar gates. To the side, double gates and driveway. To the rear, further concrete car standing area leading to detached garage. To the rear, private enclosed gardens laid to lawn with established hedgerows, ornamental shrubs, patio areas, timber summer house, external power point and courtesy lighting. To the alternate side of the property is a gate and cobble stone pathway with gas meters.

OVER SIZE DETACHED GARAGE 25'2" x 11'3" (7.67 x 3.43)
of brick and tile construction, sky light window, ample power and light, high level roof storage space, fused supply, up and over and personal doors.





Floor Plans

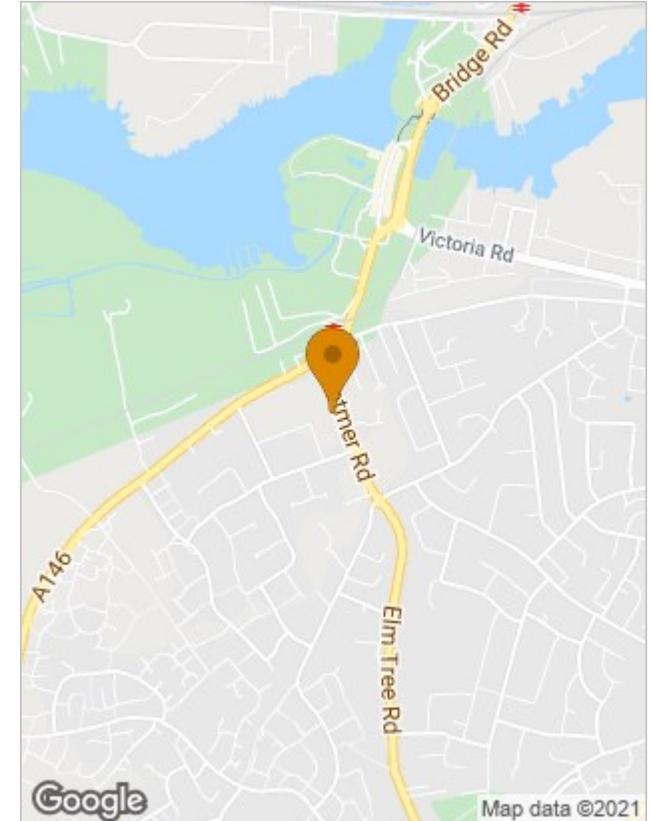


Viewing

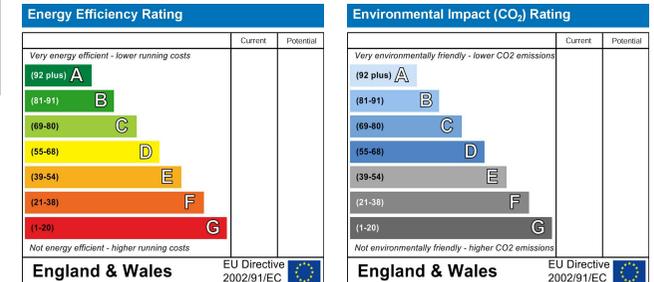
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



134 London Road North, Lowestoft, Suffolk NR32 1HB

Tel: 01502 515999

www.hardimans.co.uk

E: info@hardimans.co.uk

