



**12 Skamacre Crescent**  
, Lowestoft, NR32 2QG  
Offers Over £200,000



## 12 Skamacre Crescent, Lowestoft, Suffolk, NR32 2QG

Located in Skamacre Crescent, just off Normanston Drive in North Lowestoft, this delightful semi-detached bungalow offers a wonderful opportunity to create your dream retirement home. Boasting a spacious lounge and extended kitchen, this property also has 2 rear extensions offering potential to rearrange the accommodation should you desire.

One of the standout features of this bungalow is its generous garden, which is exceptionally large and presents a blank canvas for gardening enthusiasts or those seeking a tranquil outdoor space. The property has been thoughtfully extended at the front, enhancing its appeal and functionality.

Additionally, the bungalow includes a garage equipped with a remote roller door, ensuring secure parking and easy access. Situated in a great location in a quiet cul de sac, residents will enjoy the benefits of a peaceful neighbourhood while remaining close to local amenities and transport links.

### UPVC double glazed door to:-

#### ENTRANCE PORCH

tiled floor, courtesy lighting, further upvc door to:-

#### L SHAPED ENTRANCE HALL

night store heater, access to roof void.



### **LOUNGE**

with half bowed window, upvc double glazing overlooking the front garden, stone fireplace, night store heater.

### **EXTENDED KITCHEN/DINER**

range of base and wall units, single drainer sink, 4 burner ceramic hob, double oven/grill, tiled splashback, night store heater, cupboard containing electric fuse box, Heatrae Sadia hot water heater over sink, double aspect windows with upvc double glazing.

### **BEDROOM 1**

upvc double glazed window, built-in wardrobe cupboard, built-in airing cupboard, lagged copper cylinder, further fitted wardrobe cupboard with drawer units and high level storage over, night store heater.

### **BEDROOM 2/SECOND SITTING ROOM**

2 night store heaters, sliding patio door to extended bedroom area, double aspect windows, upvc double glazing, door to:-

### **CONSERVATORY**

with tiled floor, poly carbonate roof, sliding upvc door and side windows to rear patio and garden.



## RE-FITTED SHOWER ROOM

with a double walk-in shower cubicle, Bristan instant shower unit, low level wc, pedestal washbasin, fully tiled walls, electric downflow heater, upvc opaque glazed window.

## OUTSIDE

To the front, easy maintenance gardens, pebble stone area, raised planters, low level brick retaining walls and brick pavier driveway providing ample car standing. To the rear, garage, the property has an unusually large rear garden with various patio areas, pebble stone and gravel parts, paved patios, large greenhouse, stepping stone pathways, flower and shrub borders. Towards the end of the garden is a further easy maintenance area with astro turf, large timber garden store, gate providing access to an additional general storage area.

## GARAGE

with remote control roller door, power and light, upvc door and side window.



**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**MATERIAL INFO**

This property has:

Mains Electric, water & sewerage  
(heating by night storage heaters)

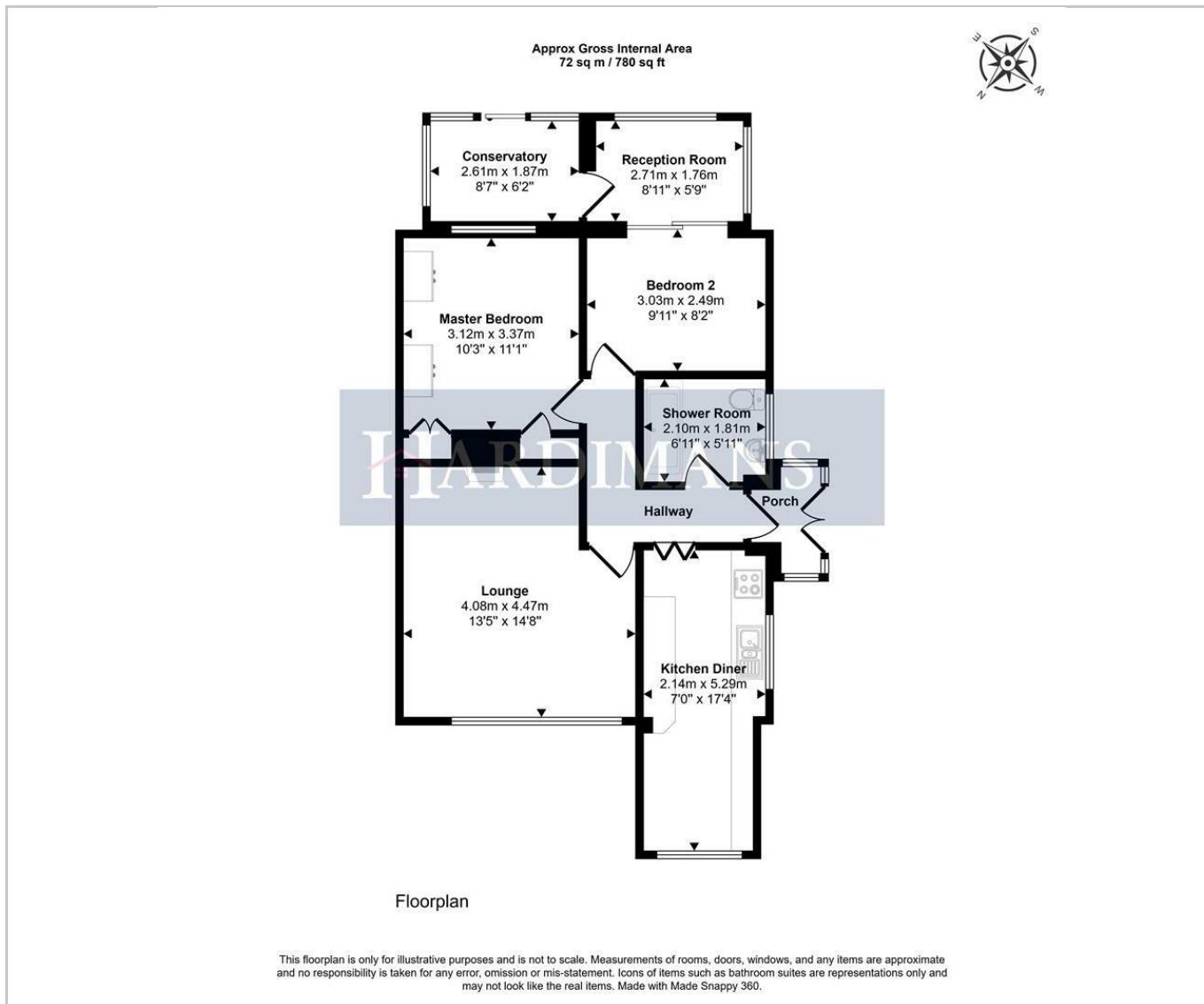
Flood Risk Info: Very Low

\* Broadband: No connection at the property (if connected could achieve speeds of Ultrafast 10000mbps)

\* Mobile: EE, THREE, O2, 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.

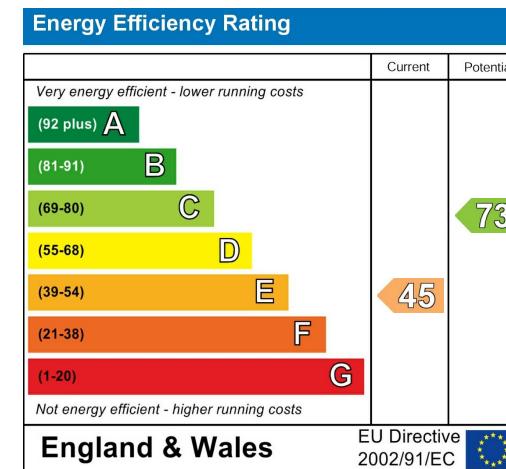
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB  
Tel: 01502 515999  
[www.hardimans.co.uk](http://www.hardimans.co.uk) E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

