

# HARDIMANS



**29 Conrad Road**  
Oulton Broad, Lowestoft, NR33 8QD  
Price Guide £250,000



## 29 Conrad Road, Oulton Broad, Lowestoft, Suffolk, NR33 8QD

Located in a highly desirable area of South Oulton broad, this delightful bungalow offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the refitted kitchen, featuring sleek high gloss units that not only enhance the aesthetic appeal but also offer ample storage and workspace for culinary enthusiasts.

Adjoining the kitchen is a lovely conservatory, complete with a 'warm roof' that ensures a cosy environment throughout the year. This versatile space can be utilised as a sunlit dining area, a tranquil reading nook, or just simply relaxing whilst overlooking the garden.

The property also boasts a modern fitted shower room, providing both style and functionality. This thoughtful layout ensures that every aspect of daily living is catered for, making it an ideal retirement home.

Situated in a great location, this property benefits from easy access to local amenities, including Oulton Broad, which also has excellent transport links. Whether you are looking for a peaceful retreat or a vibrant community, this property offers the best of both worlds. Do not miss the opportunity to make this charming bungalow your new home.

**COVERED ENTRANCE**  
upvc double glazed door to:-

**L SHAPED ENTRANCE HALL**  
access to roof void, built-in cupboard housing a Worcester gas combination boiler, double radiator, high level cupboard with electric meters and fuse box.





### **LOUNGE**

with double aspect windows, upvc double glazing, 2 radiators.

### **RE-FITTED KITCHEN**

in an attractive range of high gloss coloured units, single drainer sink, integrated dishwasher with front decor panel, 4 burner ceramic hob, modern style glass/stainless steel extractor over, double oven and grill, space for upright fridge freezer, tiled splashback, fitted wall cupboards with under lighting, radiator, tiled floor, upvc double glazed window, opening to:-

### **CONSERVATORY**

with extensive upvc double glazing, vertical blinds, with warm roof providing year round use, double doors to rear garden.

### **MASTER BEDROOM**

upvc double glazed window, venetian blinds, radiator, substantial set of double wardrobe cupboards with high level storage and drawers beneath.

### **BEDROOM 2**

upvc double glazed window overlooking the rear garden, radiator.

### **BEDROOM 3**

upvc double glazed window, radiator, laminate flooring.

### **MODERN SHOWER ROOM**

double shower cubicle with a Mira shower unit, low level wc with a concealed cistern, vanity washbasin, white high gloss cabinets, fully tiled walls and floor, radiator, upvc opaque glazed window.

## OUTSIDE

To the front, well stocked flower and shrub borders, low level brick retaining wall, good size brick pavier driveway and turning areas providing more than ample car standing. To the rear, garage, large timber garden store with a further covered area, aluminium greenhouse, lawned gardens, well stocked flower and shrub borders, external courtesy lighting. To the alternate side of the property is a gate and tarmac pathway.

## GARAGE

with up and over door, rear personal door.

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast 10000 mbps

\* Mobile: EE, THREE, 02, VODAFONE

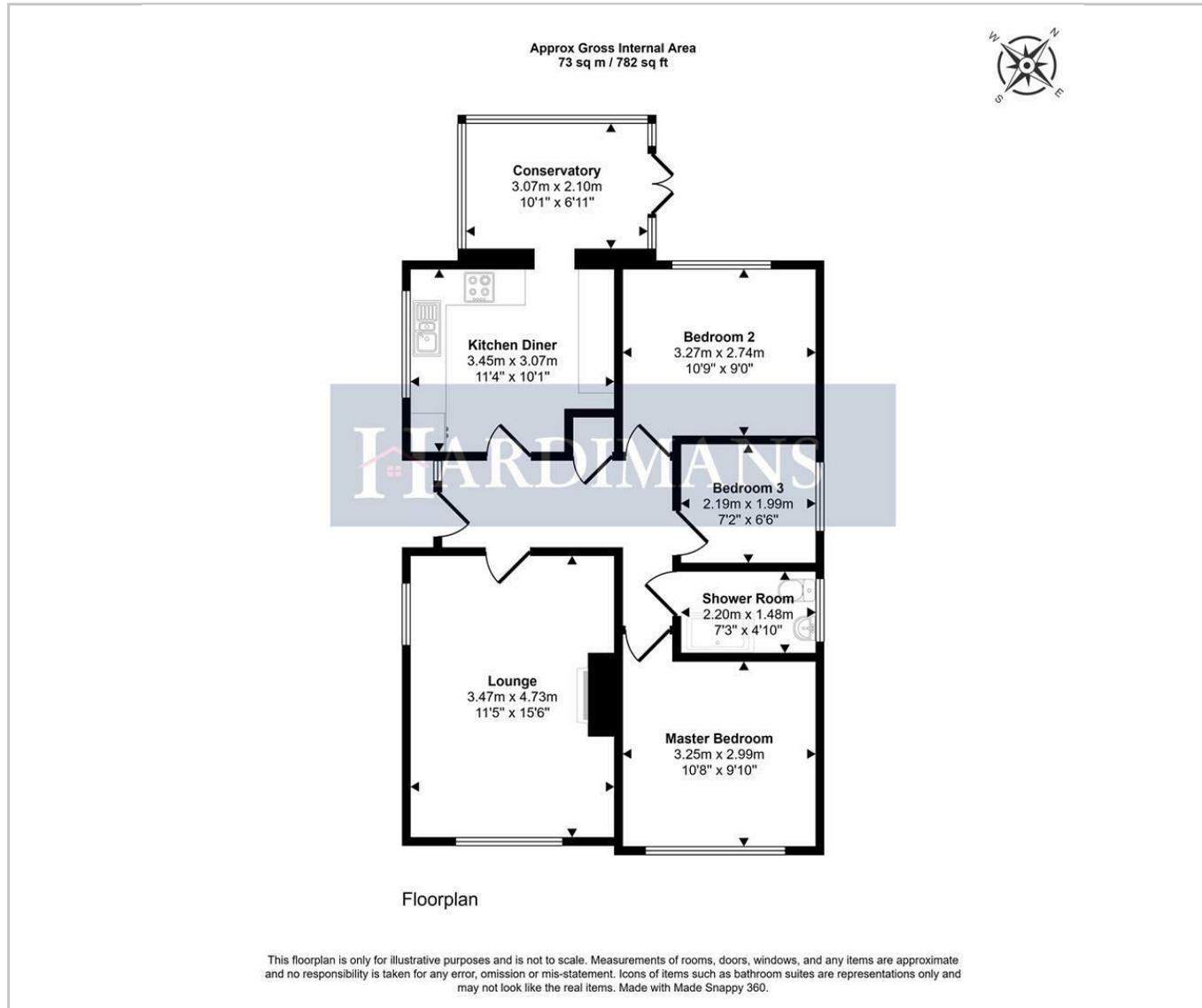
ALL LIKELY

\* 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.

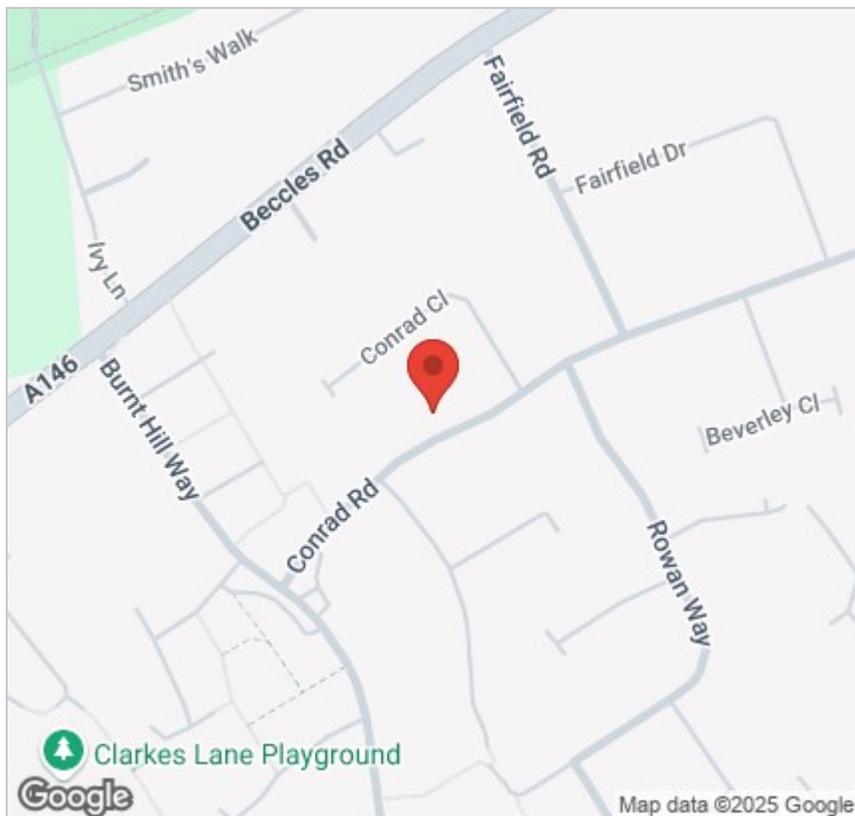




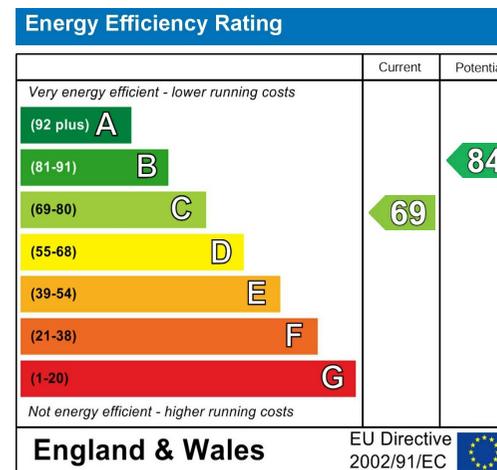
# Floor Plan



## 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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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)

