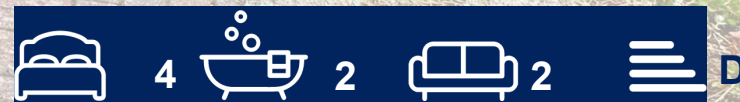


HARDIMANS



13 Longfield Way
, Lowestoft, NR32 3LD
Offers Over £300,000



13 Longfield Way

, Lowestoft, NR32 3LD

Modern 4 bedroom detached house providing great potential to either extend, update or improve. The property is located in a desirable area of North Oulton Broad with local shops located nearby on Sands Lane. The property has the benefit of a brick and upvc conservatory and an integral garage.

COVERED ENTRANCE

upvc double glazed door and side window to:-

GOOD SIZE HALL

15'5" x 5'10" (4.71 x 1.78)

stairs to first floor, cupboard space under with light, double radiator.

LOUNGE

15'4" x 12'4" (4.68 x 3.77)

upvc double glazed window overlooking the front garden, vertical blinds, double radiator.

DINING ROOM

12'4" x 8'9" (3.77 x 2.67)

double radiator, serving hatch, double glazed sliding patio door to conservatory.

CONSERVATORY

9'5" x 7'11" (2.88 x 2.42)

brick/upvc construction, sealed unit double glazing, vertical blinds, poly carbonate roof, electric heater, double doors to rear patio and garden.

KITCHEN/BREAKFAST ROOM

14'2" x 9'3" (4.33 x 2.83)

range of base and wall units, recess and plumbing for automatic washing machine, electric cooker panel, serving hatch, double radiator, Ideal Logic gas boiler heating domestic hot water and radiator heating sys

DOWNSTAIRS CLOAKROOM

7'11" x 2'9" (2.43 x .89)

low level wc, washbasin, tiled splashbacks, radiator, upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND GALLERIED LANDING

upvc double glazed window, radiator, built-in airing cupboard, foam lagged copper cylinder, slatted shelving.





BEDROOM 1

12'5" x 12'5" (3.79 x 3.79)
upvc double glazed window, radiator.

BEDROOM 2

12'5" x 11'9" (3.79 x 3.59)
upvc double glazed window, radiator.

BEDROOM 3

14'4" x 8'7" (4.38 x 2.64)
upvc double glazed window, radiator.

BEDROOM 4

8'9" x 8'1" (2.67 x 2.47)
upvc double glazed window, radiator.



BATHROOM

8'1" x 6'5" (2.47 x 1.98)
cased bath, shower unit, low level wc, pedestal washbasin, part tiled walls, radiator, shaver point, upvc opaque glazed window.

OUTSIDE

To the front, gardens laid to lawn, flower and shrub borders, brick pavier driveway leading to garage. To the side, brick arch and gate, paved pathway to rear enclosed private gardens laid to lawn, well stocked flower and shrub borders, colour paved patio, external water tap, concealed storage area.

INTEGRAL GARAGE

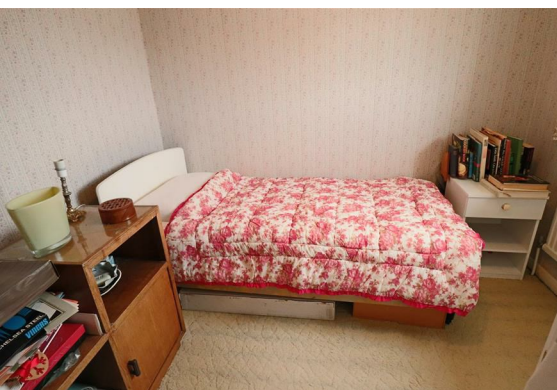
16'7" x 8'0" (5.06 x 2.45)
electric light on fused supply, remote control up and over door and personal door.

COUNCIL TAX BAND

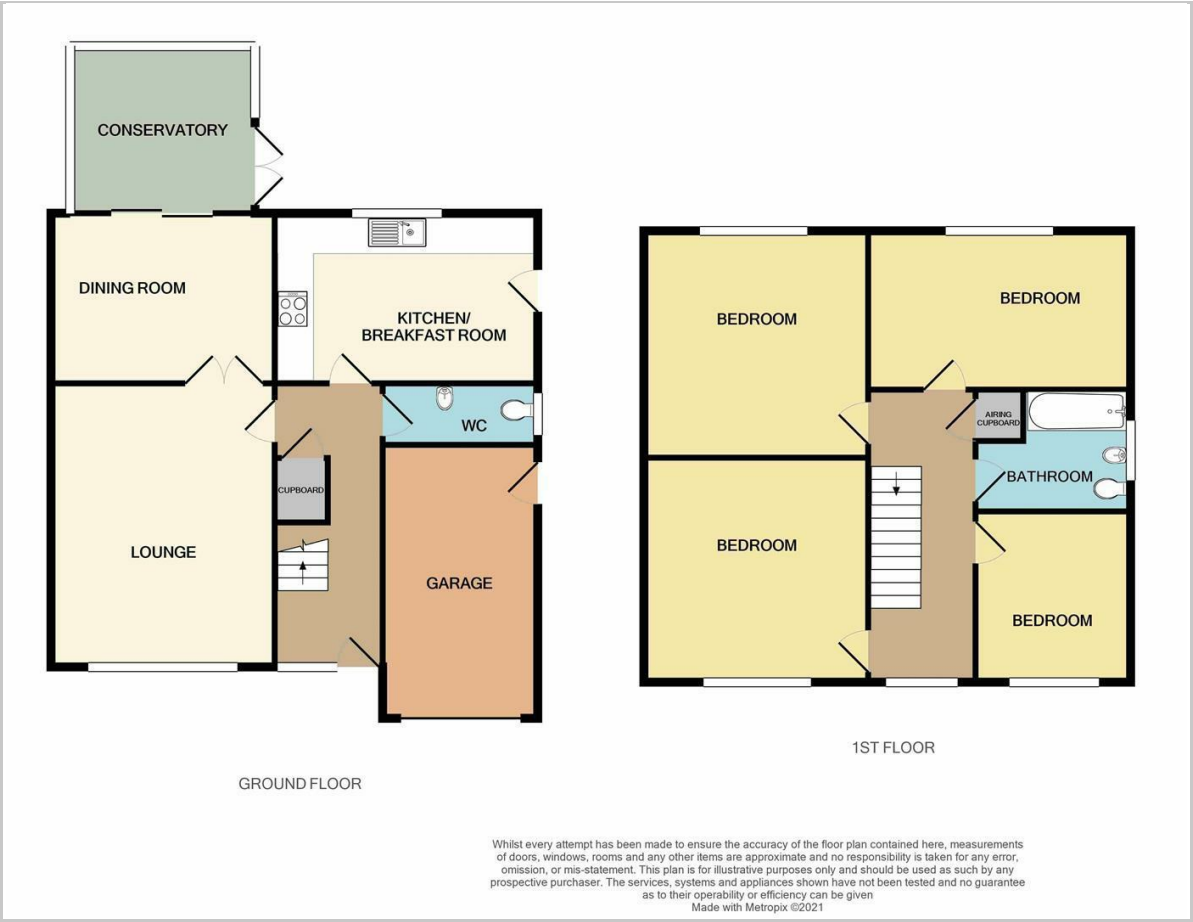
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FINANCIAL SERVICES

If you would like to know if you can afford this property and how much the monthly repayments would be, Hardimans Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email today to arrange your free, no obligation quote.



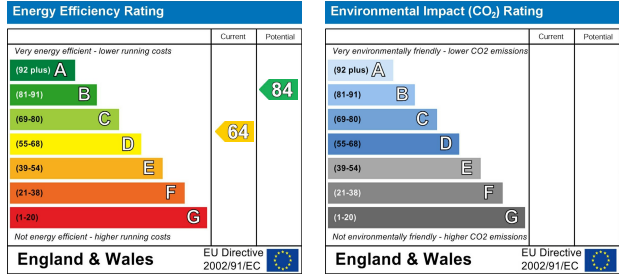
Floor Plan



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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