

# HARDIMANS



**144 Long Road**  
, Lowestoft, NR33 9DJ  
**£225,000**



## 144 Long Road, Lowestoft, NR33 9DJ

Located in a non estate position on Long Road in South Lowestoft, this semi-detached bungalow offers a delightful blend of comfort and space.

Upon entering, you are welcomed into a good-sized lounge, ideal for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, with the second bedroom boasting its own ensuite, providing added privacy and convenience. The sun lounge, which doubles as a dining room, invites natural light and offers a lovely space to enjoy meals or simply unwind while overlooking the delightful gardens.

The large gardens are a standout feature of this property, backing onto a small woodland, creating a serene and picturesque setting. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature right at their doorstep.

This bungalow offers a great opportunity, not only having so much space, but providing a great opportunity to update and create your perfect home 'Just as you want it'.

### **UPVC double glazed door to**

### **ENTRANCE PORCH**

further upvc glazing, tiled floor, door to:-





### **SPACIOUS ENTRANCE HALL**

with radiator, high level cupboard with matching fuse box and meters, access to roof void, built-in cloaks cupboard, vinyl wood effect flooring.

### **SPACIOUS LOUNGE**

with half bowed window, upvc double glazing, vertical blinds, skirting radiators, attractive fireplace with marble surround, wood effect vinyl flooring.

### **KITCHEN**

fitted in a range of maple wood effect fronted units, single drainer sink, recess and plumbing for automatic washing machine, space for dish washer, 4 burner ceramic hob, concealed extractor, oven/grill, integrated microwave, radiator, pvc panelled ceiling with inset spot lighting, upvc window.

### **REAR LOBBY**

with half panelled walls, radiator, upvc double glazed door and window providing side access.

### **SUN LOUNGE/DINING ROOM**

half bowed double glazed window, vertical blinds, additional upvc french doors to rear garden, double radiator, wood effect vinyl flooring.

### **BEDROOM 1 (FRONT)**

upvc double glazed window overlooking the front garden, radiator.



## **BEDROOM 2**

double glazed window, radiator.

## **EN SUITE SHOWER ROOM**

Gainsborough instant shower unit, pedestal washbasin, tiled walls, radiator, double glazed opaque window.

## **SPACIOUS BATHROOM**

with a corner bath, hot and cold shower mixer, low level wc, bidet, hot and cold, pedestal washbasin, tiled walls and pvc cladding, radiator, upvc opaque glazed window, pvc clad ceiling with spot lighting.

## **SEPARATE WC**

with low level suite, washbasin, half tiled walls, upvc opaque glazed window.

## **OUTSIDE**

To the front, easy maintenance gardens with astro turf, flower and shrub borders, good size concrete impressions block style driveway providing more than ample car standing and turning areas. To the side, garage. To the rear are good size and attractive gardens laid mainly to lawn enclosed by timber fencing, timber summer house, adjacent to the main property is a paved patio area.

## **BRICK AND TILE GARAGE**

with power and light, up and over and upvc door, rear window.



### **SOLAR PANELS**

The property has the benefit of 8 solar panels providing energy efficiency.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

C

### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

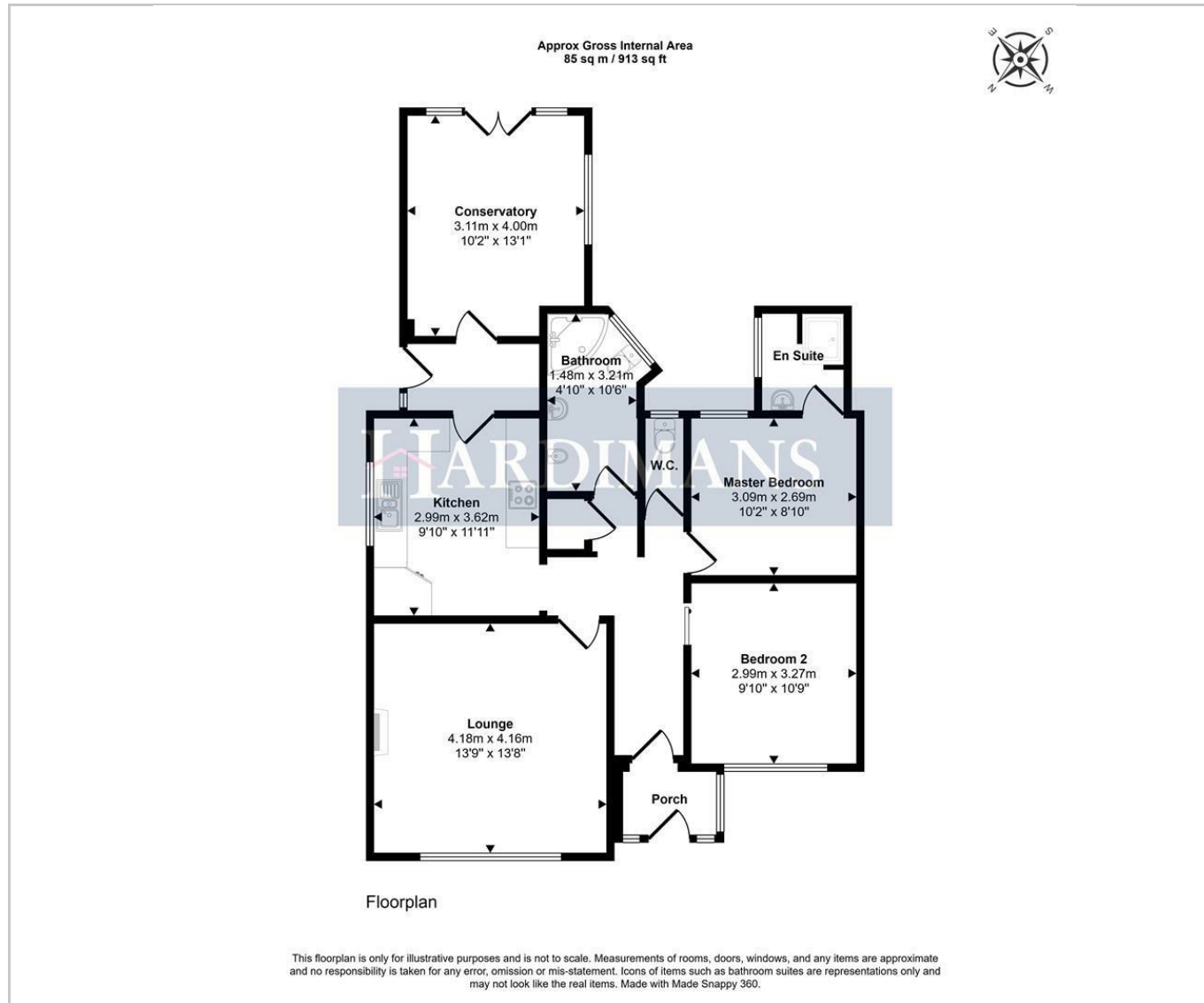
\* Broadband: Ultrafast 10000mbps

\* Mobile: EE, THREE, O2, VODAFONE ALL LIKELY

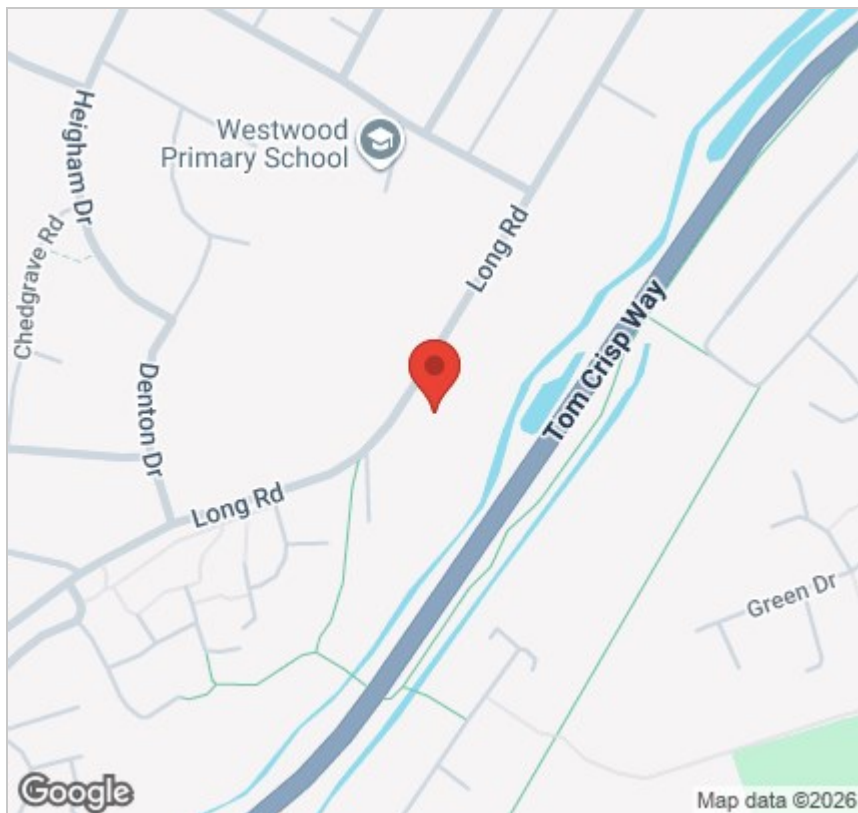
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



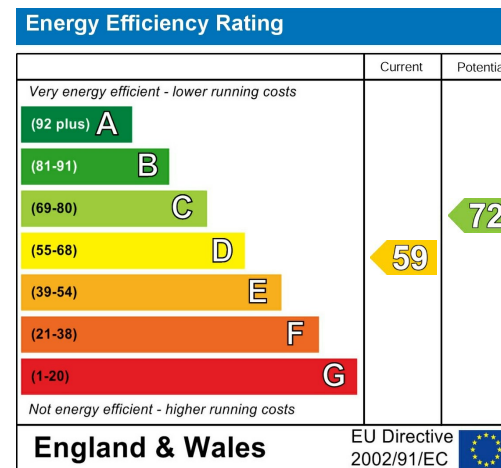
# Floor Plan



## 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.

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