



**51 Norwich Road**  
, Lowestoft, NR32 2BJ  
Offers Over £140,000

HARDIMANS



# 51 Norwich Road, Lowestoft, Suffolk, NR32 2BJ

Beautifully presented and ready to move straight into, this charming three-bedroom terrace on Norwich Road combines character features with tasteful modern finishes.

Step into a private entrance hall that opens onto a versatile dining room, ideal for family meals or entertaining. A welcoming lounge follows, featuring an elegant fireplace surround that creates a natural focal point. This follows through to a well-appointed kitchen offering generous worktop space and room for all necessary appliances. The ground floor also benefits from a neatly finished bathroom.

Upstairs, you'll find two generous double bedrooms and a versatile third room accessed from the second bedroom — perfect as a nursery, home office, or dressing room depending on your needs.

Outside, the rear garden is mainly laid to lawn with a patio area ideal for outdoor dining, plus space for a shed at the far end — offering both practicality and relaxation.

This property has been thoughtfully finished throughout, allowing you to simply unpack and enjoy your new home from day one

## Entrance Hall

Wooden door to front aspect, wooden flooring.





### Dining Room

11'10 x 9'8 (3.61m x 2.95m)  
UPVC double glazed window to front aspect, wood flooring, radiator.

### Sitting Room

13'1 x 11'2 (3.99m x 3.40m)  
UPVC double glazed window to rear aspect, wood flooring, radiator, fireplace surround, under stair storage cupboard.

### Kitchen

11'6 x 6'9 (3.51m x 2.06m)  
Tiled flooring, door to side aspect leading to garden, UPVC double glazed window to side aspect, wall and base units, 1 and a half sink with drainer, integrated oven with gas hob, space for washing machine, space for fridge freezer, tiled splash back, Glowworm combi boiler.

### Bathroom

UPVC double glazed window to side aspect, sky light to rear aspect, toilet, wash basin, bath with overhead shower, partially tiled walls.

### Stairs to first floor

### Bedroom 1

13'2 x 10'10 (4.01m x 3.30m)  
Carpet flooring, radiator, UPVC double glazed window to front aspect, build in storage cupboard, loft access.



## Bedroom 2

13'5 x 11'4 (4.09m x 3.45m)

Carpet flooring, UPVC double glazed window to rear aspect, radiator, door leading to 3rd bedroom.

## Bedroom 3

11'6 x 7'0 (3.51m x 2.13m)

Wood flooring, UPVC double glazed window to side aspect, radiator, decorative fireplace.

## Outside

To the front, small forecourt,

The rear garden is mainly laid to turf with a patio area, shed to rear of garden, concrete pad with gated access to the rear of the garden which allows for off road parking, rear access gate.

## Council Tax Band

A

## Tenure

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP - Ultrafast 10000mbps

\* Mobile: 84% average across all networks

\* 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.



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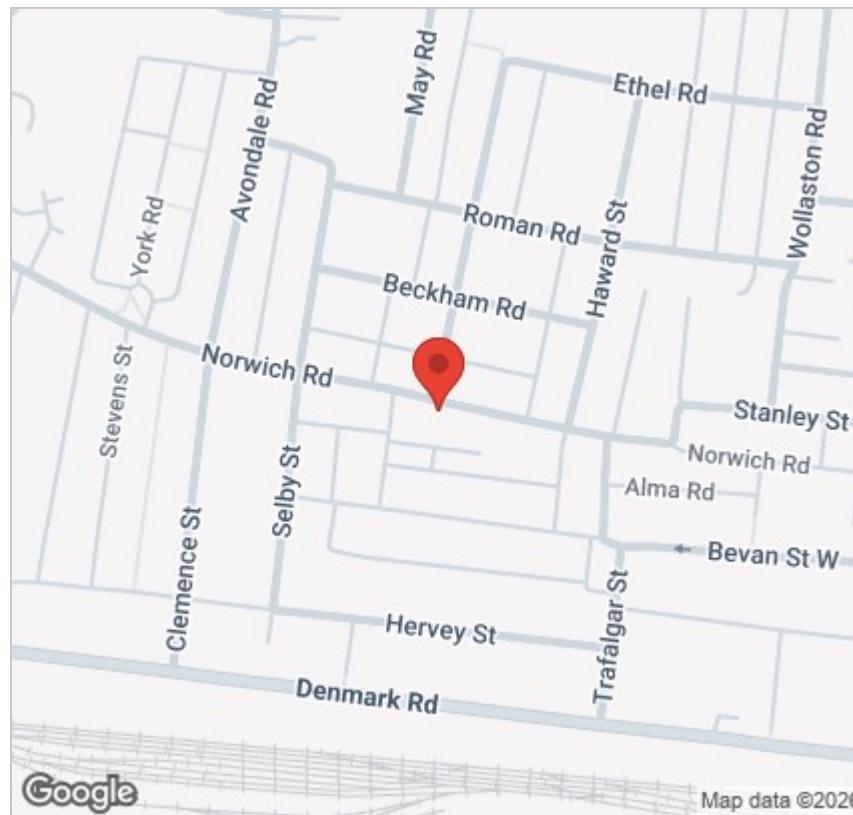


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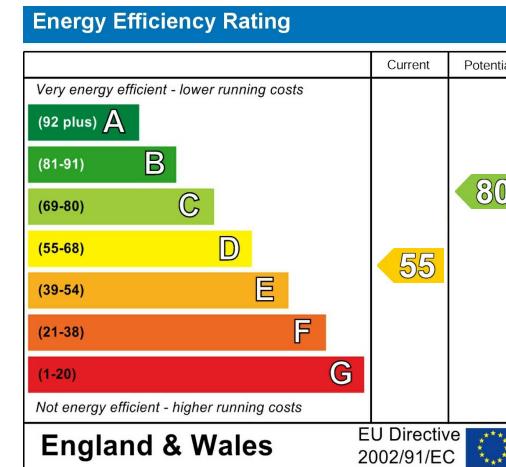
## Floor Plan



## 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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