

# HARDIMANS

**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.

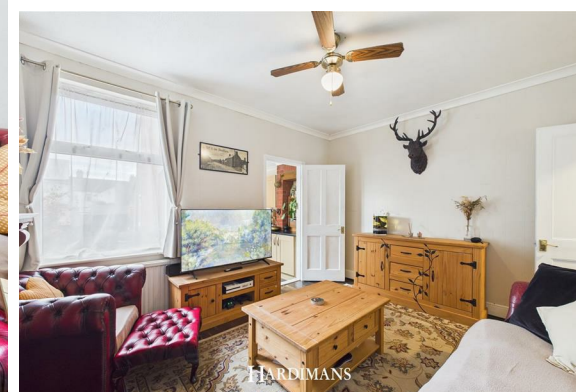
Upstairs, you'll find two generous double bedrooms and a versatile third room accessed from the second bedroom — perfect as a nursery, home office, or dressing room depending on your needs.

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.



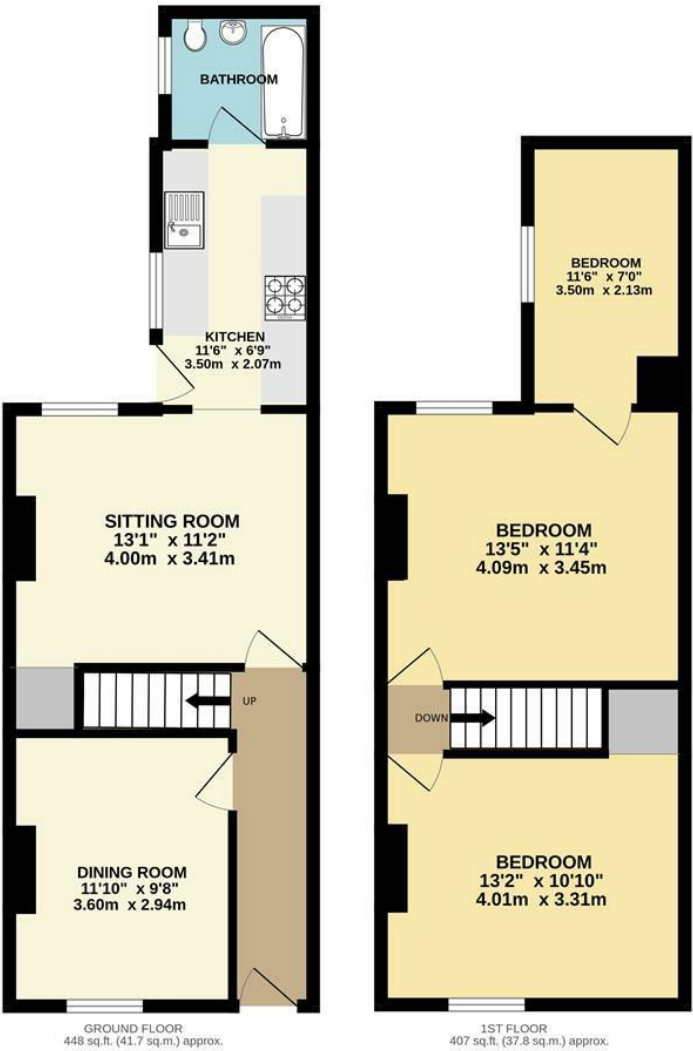




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Floor Plan



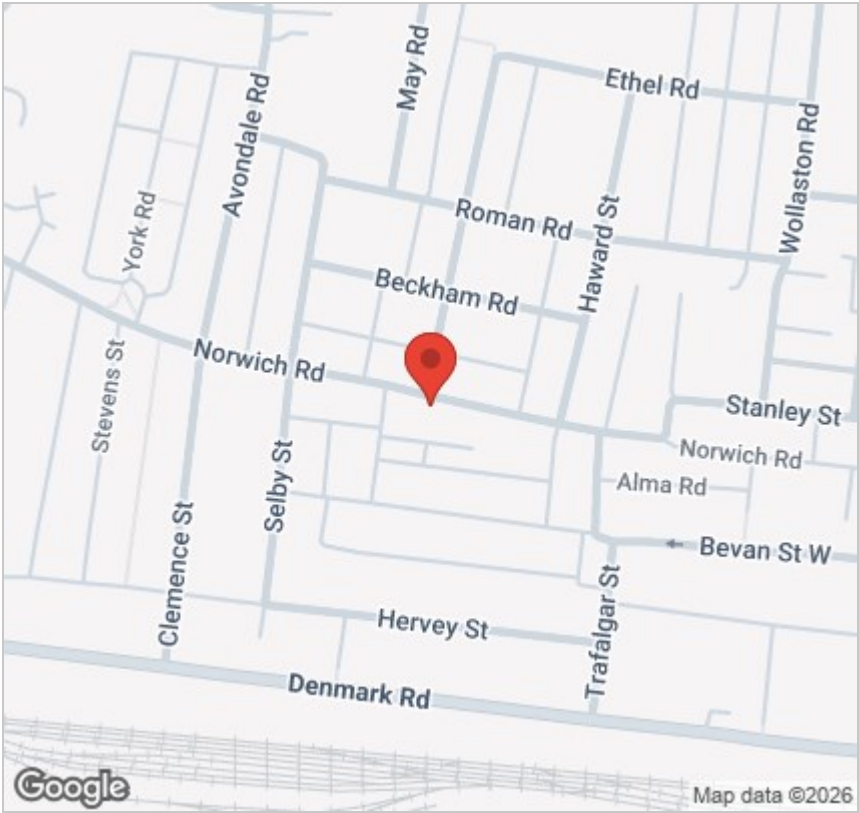
TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

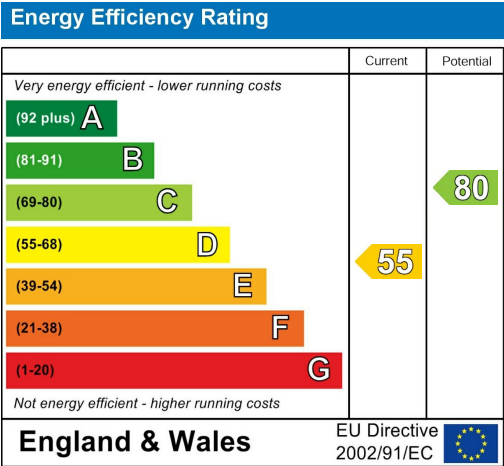
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Area Map



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.

PROTECTED

134 London Road North, Lowestoft, Suffolk NR32 1HB

Tel: 01502 515999

www.hardimans.co.uk

E: info@hardimans.co.uk

