

# HARDIMANS



**16 Thornham Close**  
Lowestoft, NR33 7HJ  
**Offers Over £525,000**





This is a WONDERFUL home, individually designed to provide FANTASTIC accommodation large enough for any family and extending to 2,830 square feet (263m<sup>2</sup>).

When you enter the property the generous size entrance hall sets the tone, with all the rooms naturally leading off from here. The superb lounge has that lovely cosy feeling with an attractive open fireplace, ideal for those winter evenings. In addition, there are double doors which lead out to a feature conservatory, enjoying views over the large rear gardens. The property also benefits from a refitted kitchen/diner/family room, beautifully presented in a range of light grey high gloss units. There is also another set of patio doors leading out to rear gardens.

Continuing upstairs, you will find a lovely galleried landing adding to the overall appeal of this property, together with 5 good size bedrooms, an ensuite shower room and spacious family bathroom.

In addition, the property has SOLAR PANELS, which not only provide an economic home to run, but a useful annual income.

The property is located in a highly desirable area being within a short stroll to the beautiful beach of Pakefield with it's delightful dunes, sand & pebble stones, just a fantastic place to walk the dog.

It is not often houses of this size and location become available and we would urge an early viewing to avoid disappointment.

### **COVERED ENTRANCE**

mahogany effect upvc double glazed door to:-

### **PARTICULARLY SPACIOUS ENTRANCE HALL**

radiator, stairs to first floor, tiled flooring, built-in cloaks cupboard, personal door to double integral garage.







## CLOAKROOM

low level w.c., wash basin, double glazed window.

## STUDY

painted beamed ceiling, radiator.

## LOUNGE

with feature brick fireplace, open flue, stained hardwood flooring, painted beamed ceiling, double doors providing access to:-

## LARGE CONSERVATORY

of brick and mahogany upvc construction, poly carbonate roof, 2 radiators, ample power points, double doors to rear garden.

## RE-FITTED KITCHEN

in a range of contemporary light grey high gloss fronted units, one and a half bowl sink unit, painted beamed ceiling, mahogany effect upvc french doors to rear garden, large opening to:-

## FAMILY ROOM

radiator, stained hardwood flooring, painted beamed ceiling.

## STAIRS TO FIRST FLOOR & FEATURED GALLERIED LANDING

with radiator, bookcase, painted beamed ceiling, access to roof void.

## MASTER BEDROOM

with 2 windows, 2 radiators, built-in wardrobe cupboard, built-in airing cupboard, foam lagged copper cylinder.

## EN SUITE SHOWER ROOM

low level wc, vanity washbasin, white high gloss cabinet, double shower cubicle with a Triton shower unit, radiator, shaver point.

## BEDROOM 2

double glazed window, double radiator.





### BEDROOM 3

double glazed window, radiator.

### BEDROOM 4

double glazed window, radiator.

### BEDROOM 5

double glazed window, radiator.

### RE-FITTED FAMILY BATHROOM

with a large cased bath, hot and cold shower mixer, double walk-in shower cubicle with a thermostatic unit, low level wc, vanity washbasin, radiator, double glazed opaque window.

### OUTSIDE

To the front, stone granite chipped driveway providing ample car standing leading to double integral garage, external courtesy lighting, additional space for boat/caravan storage, external power points, side access with gas and electric meters. To the rear, good size gardens laid mainly to lawn with a large block pavier patio area, 2 mature oak trees. To the end of the garden is a raised lawned area with aluminium framed greenhouse and children's playhouse, external power point. To the side of the property is an additional timber garden store.

### DOUBLE INTEGRAL GARAGE

19'11" x 18'6" (6.09 x 5.65)

utility area with plumbing for automatic washing machine and space for tumble dryer, Ideal Mexico gas boiler heating domestic hot water and radiator heating system, 2 sets of double doors, ample power and light on a fused supply.

### SOLAR PANELS

The property has the benefit of solar panels which have been bought and paid for by the vendors.

Installer: Clean Green Home Energy.

Installed, 6th October 2015.

16 panels x 250w panels.

Feed in tariff 12.47p per kilowatt hour.

These now produce approximately £800 p.a. income in addition to reduced domestic electricity costs.





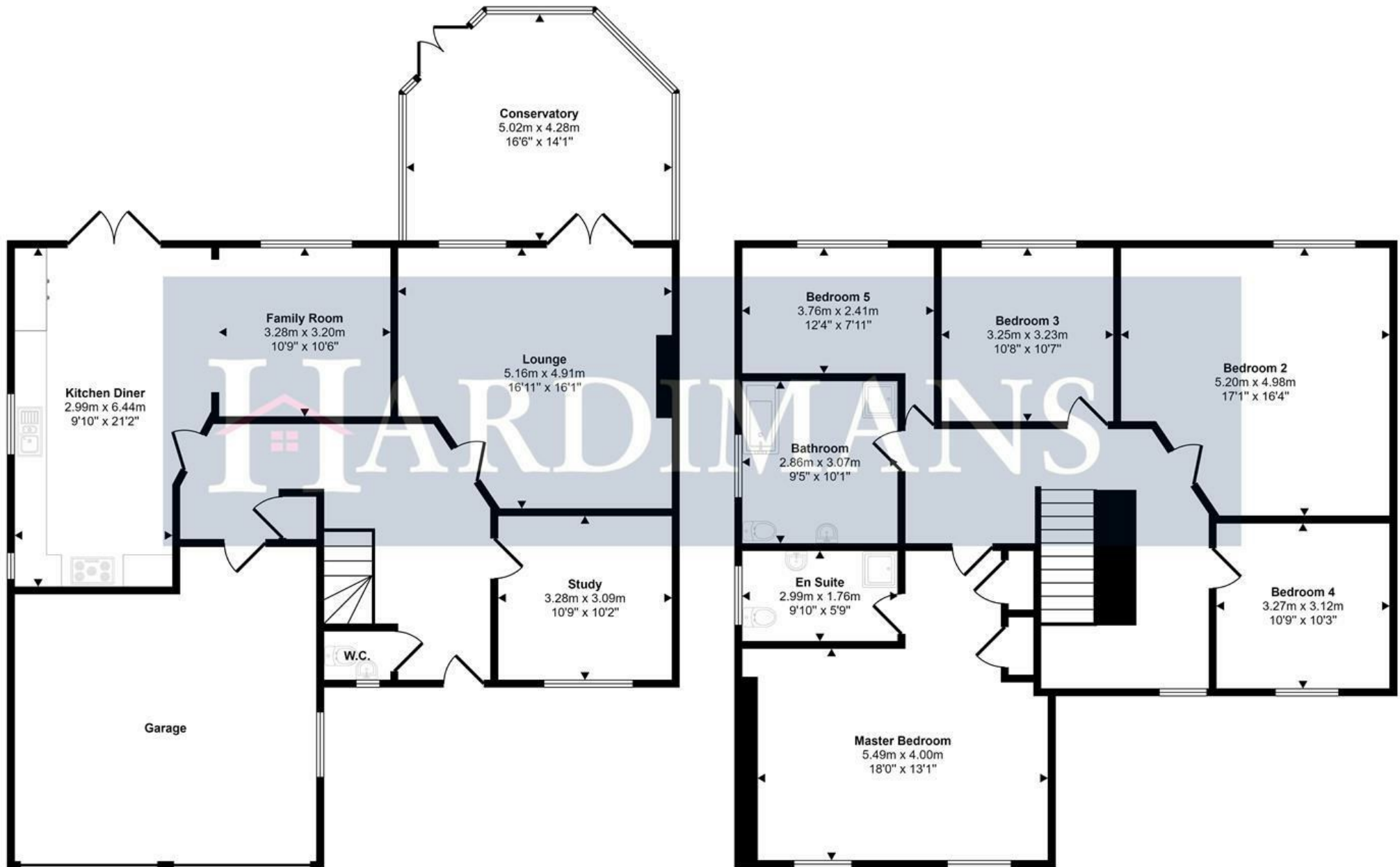








Approx Gross Internal Area  
263 sq m / 2830 sq ft



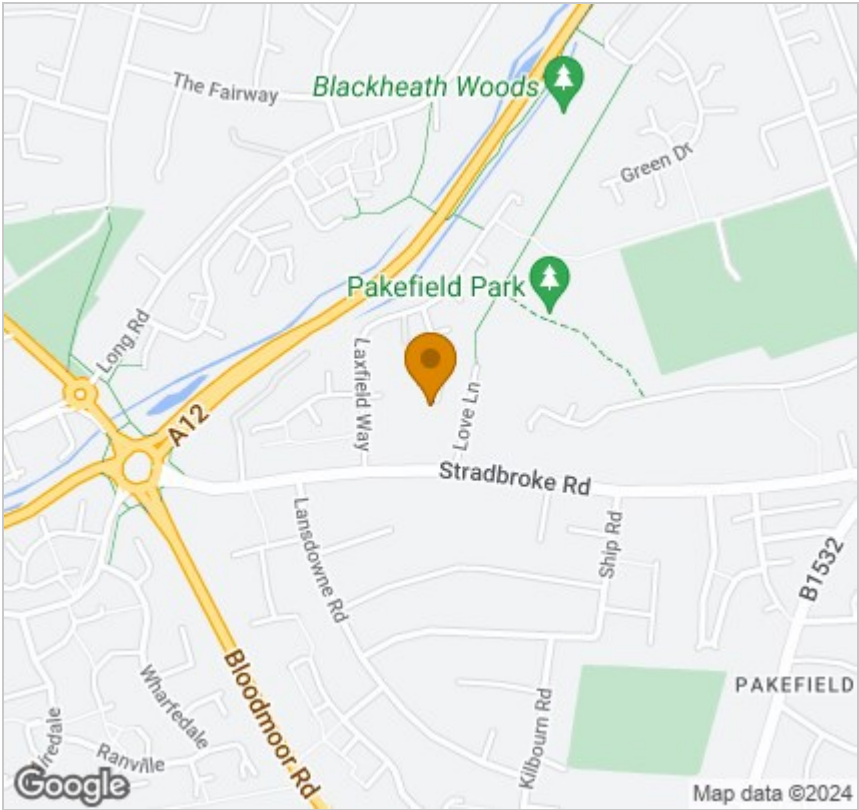
Ground Floor  
Approx 141 sq m / 1515 sq ft

First Floor  
Approx 122 sq m / 1315 sq ft

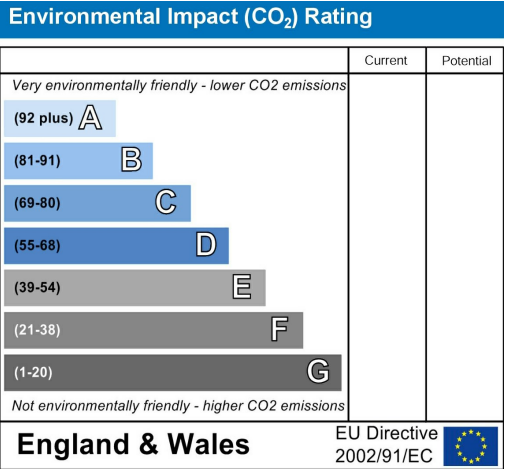
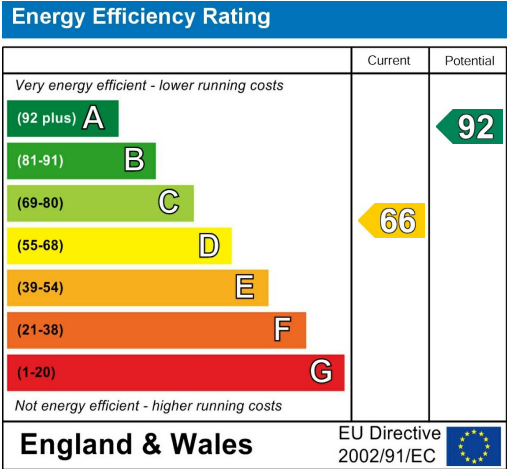
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

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