

HARDIMANS

24 Planters Grove
, Lowestoft, NR33 9QL
Offers Over £250,000



24 Planters Grove, Lowestoft, Suffolk, NR33 9QL

A traditionally built modern semi-detached house offering excellent family accommodation which is situated in a quiet cul de sac on a particularly popular residential development in south Oulton Broad. The property has a generous size lounge diner which has double doors opening to a good size conservatory. In addition, the property has the benefit of solar panels and cavity wall insulation, providing a very economical home to run. The central heating boiler was replaced in 2015 and has been regularly serviced every year since. Overall this is an excellent property which still provides a fantastic opportunity to make this your own home. We would of course recommend an early viewing to avoid disappointment.

Mahogany effect upvc double glazed door to

ENTRANCE HALL

10'0" x 4'9" (3.06m x 1.45m)

stairs to first floor, radiator, mahogany effect upvc double glazed window.

DOWNSTAIRS CLOAKROOM

4'9" x 5'11" (1.47m x 1.82m)

low level wc vanity washbasin, white gloss cabinet, tiled floor, mahogany effect upvc opaque glazed window.

PARTICULARLY SPACIOUS LOUNGE/DINER

24'6" x 14'6" narrowing to 9'0" (7.49m x 4.43m narrowing to 2.75m)

mahogany effect upvc double glazed window, ornamental fireplace, 2 radiators, arched room divider, stained dado rail, double folding doors to conservatory.

CONSERVATORY

11'7" x 9'1" (3.55m x 2.79m)

of brick and timber construction, sealed unit double glazing, poly carbonate roof, tiled floor, double radiator, door to garden.

KITCHEN

11'3" x 8'6" (3.43m x 2.60m)

fitted in a range of black high gloss fronted units, single drainer sink, recess and plumbing for automatic washing machine, electric cooker panel, concealed filter hood, tiled splashbacks, cupboard containing a Worcester gas boiler heating domestic hot water and radiator central heating system, walk-in understairs store cupboard with light and fuse box, mahogany effect upvc double glazed window and matching side door.

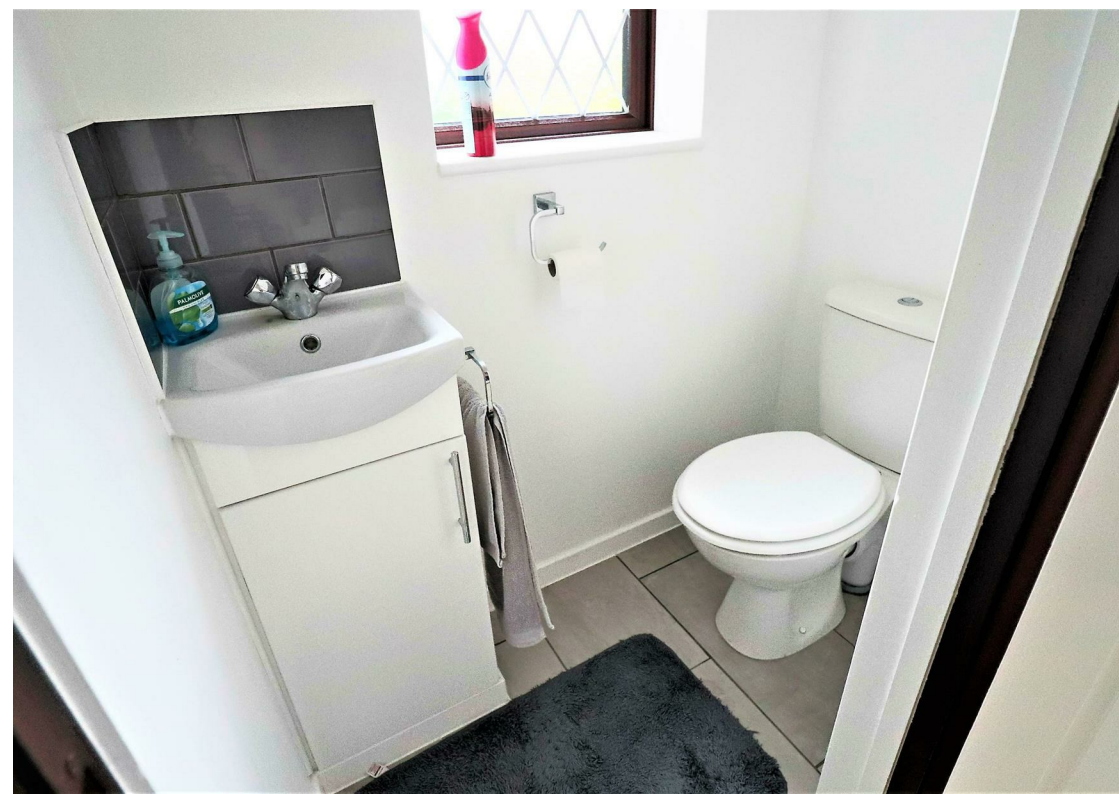
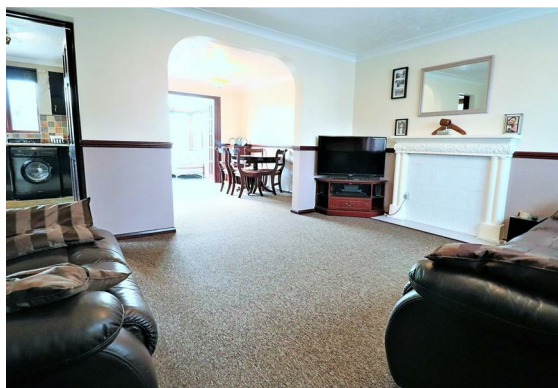
STAIRS TO FIRST FLOOR AND LANDING

radiator, access to roof void, mahogany effect upvc double glazed window, built-in airing cupboard, foam lagged copper cylinder, immersion heater.

BEDROOM 1

12'6" x 11'6" (3.83m x 3.53m)

mahogany effect upvc double glazed window, radiator.





BEDROOM 2

9'8" x 11'6" (2.97m x 3.53m)
mahogany effect upvc double glazed window, radiator.

BEDROOM 3

8'3" x 7'10" (2.54m x 2.39m)
mahogany effect upvc double glazed window, radiator.

FAMILY BATHROOM

8'1" x 5'6" (2.47m x 1.68m)
cased bath, Triton instant shower unit, vanity washbasin, low level wc, part tiled walls and floor, radiator, mahogany effect upvc opaque glazed window.



OUTSIDE

To the front, attractive easy maintenance garden with brick pavier and slate chippings, ornamental shrubs. To the side, concrete driveway, double gates. To the rear, garage, gardens laid to lawn with timber fencing, variety of trees, shrubs and fruit trees, concrete patio area, further paved patio.

SINGLE GARAGE

17'5" x 8'7" (5.33m x 2.64m)
of brick and felt construction with power and light on a fused supply, up and over door.

COUNCIL TAX BAND

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SOLAR PANELS

The property has the benefit of having solar panels installed in 12th January 2016. we understand there are 12 units which provide 3 Kilowatts of power.

The vendors inform us their day time electricity is generally paid for with a small annual profit. Just recently from the 15th June to 11th October 2021, the vendor received £210 for this 4 month period.

The Generation Tariff: 12.03p per Kilowatt hour
The Export Tariff: 4.85p per Kilowatt hour.

These rates are fixed for 20 years from commencement date.



Floor Plan



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.

Area Map



Energy Efficiency Graph

