

# HARDIMANS



**58 Squires Walk**  
Lowestoft, NR32 4LA  
**£230,000**

# HARDIMANS





## 58 Squires Walk, Lowestoft, Suffolk, NR32 4LA

This delightful detached bungalow offers a perfect blend of comfort and convenience, located in the ever popular area of Gunton, close to Lowestoft's north Beach. This property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Lowestoft is known for its beautiful coastline and vibrant community, making this location particularly appealing. Residents can enjoy nearby amenities, including shops, Gunton Woods, and local attractions, all within easy reach.

### ENTRANCE HALL

UPVC double glaze door to front entrance, UPVC double glaze window to front aspect, storage cupboards, access to loft, radiator and coved ceiling.

### SITTING ROOM/DINING ROOM

UPVC double glaze bay windows to front aspect, UPVC double glaze window to side aspect, radiator and coved ceiling.

### KITCHEN

UPVC double glaze bay windows to front aspect, UPVC double glaze window to side aspect, range of wall and base units including worktop space, cupboards and drawers under, cupboards above, standings for oven, washing machine, fridge, freezer, extractor fan, sink with drainer, fully tiled to walls, Vaillant boiler to wall and radiator.







### UTILITY ROOM

UPVC double glaze door to rear access, UPVC double glaze window to rear aspect, radiator and coved ceiling.

### BATHROOM

UPVC double glaze window to rear aspect, low level WC, hand wash basin, double shower, storage cupboard, two chrome effect towel radiators and fully tiled to wall.

### BEDROOM 1

UPVC double glaze window to side aspect, radiator and coved ceiling.

### BEDROOM 2

UPVC double glaze window to side aspect, radiator and coved ceiling.

### OUTSIDE

To the side, access gates to front and side of the property, shed, patio slabs and concrete, potted plants, shrubs, fully enclosed with brick and fencing. To the front, path to front door, path to rear access, Garage, driveway, shed, mainly laid to lawn, shrubs and partial brick wall.

### GARAGE

Up and over door, power and lighting.





## 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: 02, THREE, VODAFONE, EE 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

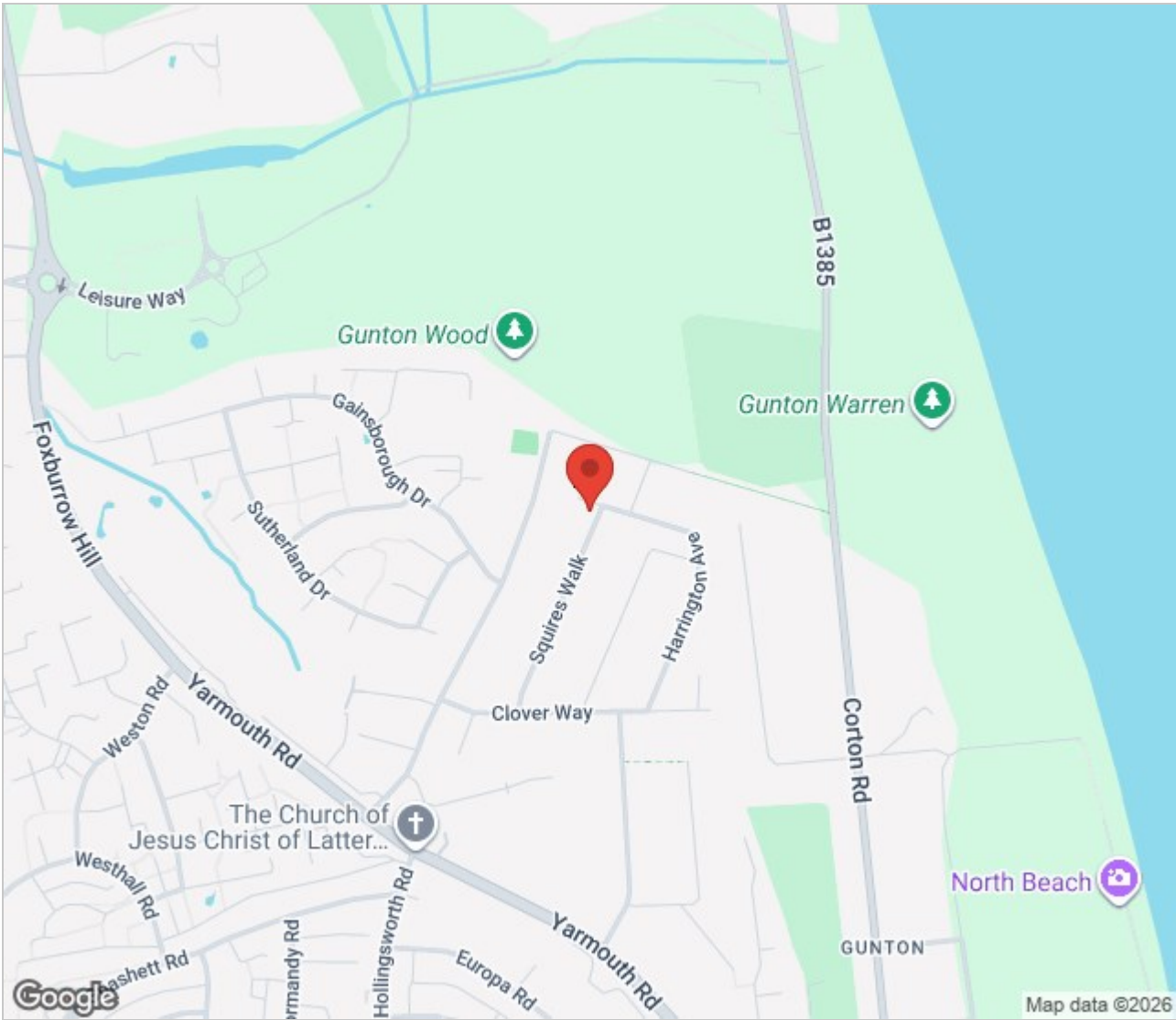
TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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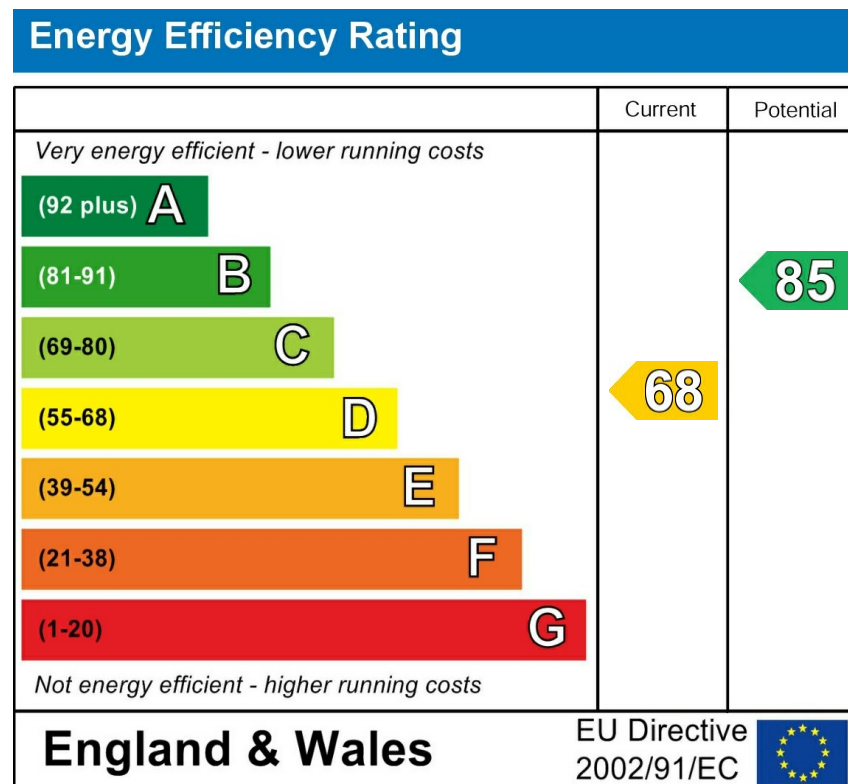


Area Map





## 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.

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