

# HARDIMANS



**87 Elm Tree Road**  
South Oulton Broad, Lowestoft, NR33 9ES  
Guide Price £350,000

# HARDIMANS



4



1



1



D

**87 Elm Tree Road, South  
Oulton Broad, Lowestoft,  
Suffolk, NR33 9ES**

A well presented, modern detached bungalow, situated in popular South Oulton Broad, Lowestoft location, within walking distance of local amenities. Offering spacious open plan living accommodation, three bedrooms plus a separate office and utility room. Occupying a wrap around plot benefiting from ample off street parking and a garage.

**HALLWAY**

UPVC double glaze door to entrance, loft hatch, radiator and coved ceiling.

**SITTING ROOM/DINING  
ROOM/ORANGERY**

UPVC double glaze window to rear aspect, UPVC double glaze bi folding doors into garden, lantern roof, coved ceiling, spot light ceiling and radiators.

**KITCHEN**

UPVC double glaze window to side aspect, worktop space, cupboards and drawers under, cupboards above, built in eye level double Bosch oven, built in electric Bosch hob with extractor fan above, built in small Sharp dishwasher, built in fridge and twin sink with drainer.

**UTILITY ROOM**

UPVC double glaze door and window to side access, Worcester Boiler (3 years old) , worktop space, butler sink, cupboards under and above.

**PRIMARY BEDROOM**

UPVC double glaze windows to front aspect, built in wardrobe , radiator and coved ceiling.





### **BEDROOM TWO**

UPVC double glaze window to front aspect, built in cupboards, radiator and coved ceiling.

### **BEDROOM THREE**

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

### **BEDROOM FOUR/OFFICE**

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

### **BATHROOM**

UPVC double glaze frosted window to side access, bath with mixer shower above, low level WC, hand wash basin with cupboards under and chrome effect towel radiator.



### **LEAN TO:-**

UPVC double glaze doors to rear and front access, UPVC frosted windows to side, front and rear aspect.

### **OUTSIDE**

To the front, driveway surrounded by planted borders and garage. To the rear, fully enclosed, mainly laid to lawn with patio areas, shed, greenhouse.

### **ADJOINING BRICK GARAGE**

with electric up and over door.



## TENURE

Freehold

## COUNCIL TAX BAND

C

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP:- Minimum 90 Mb/s Guaranteed

\* Mobile: Excellent coverage with O2. We rely on our mobiles as have not connected to a landline.

\* 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.





HARDIMANS



HARDIMANS



HARDIMANS

# Floor Plan



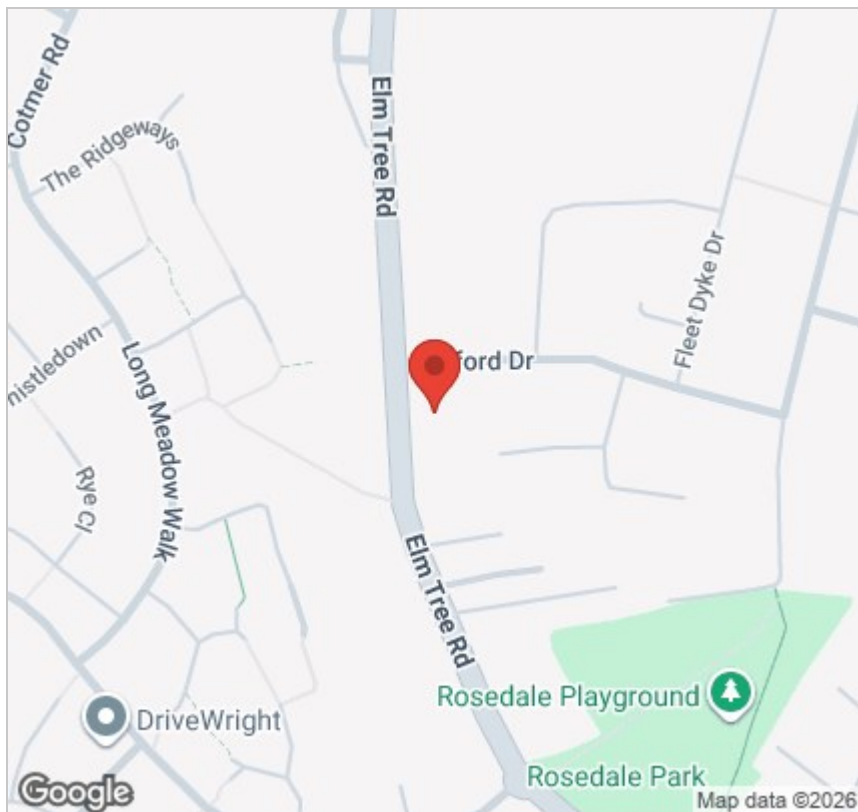
GROUND FLOOR  
1111 sq.ft. (103.2 sq.m.) approx.

TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.

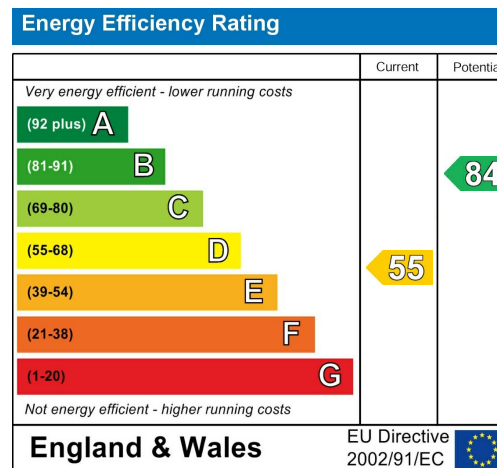
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2020

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB  
**Tel: 01502 515999**  
[www.hardimans.co.uk](http://www.hardimans.co.uk) E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

