

HARDIMANS



8 Monckton Crescent
, Lowestoft, NR32 2QY
£250,000

HARDIMANS



8 Monckton Crescent, Lowestoft, Suffolk, NR32 2QY

Situated Monckton Crescent, this house presents an excellent opportunity for families and individuals alike. With three bedrooms, the property offers ample space for comfortable living. The two reception rooms and conservatory provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

With generous gardens, which offer a delightful space for gardening, play, or simply enjoying the fresh air. Also having the benefits of a garage, workshop and summerhouse to enjoy the outdoors.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Whether you are looking to settle down or invest, this house on Monckton Crescent is a wonderful opportunity not to be missed.

HALLWAY

Composite door to front, upvc frosted windows to front aspect, stairs and radiator.

WC

UPVC frosted window to side aspect, low level WC, hand wash basin and cupboard with fuse board.

DINING ROOM

UPVC bay window to front aspect, coal effect fireplace with surround, radiator, coved ceiling, sliding door into sitting room.

LIVING ROOM

Coal effect fireplace with surround, radiator, coved ceiling, UPVC sliding door into conservatory.

CONSERVATORY

UPVC surround, UPVC door into rear garden.





KITCHEN

UPVC door to rear access, UPVC window to rear and side aspect, worktop space, cupboards above, drawers under, sink with drainer, tile splash back, space for appliances.

LANDING

Stairs and UPVC window to side aspect.

BEDROOM 1

UPVC bay window to front aspect, built in wardrobe and radiator.

BEDROOM 2

UPVC window to rear aspect and radiator.

BEDROOM 3

UPVC window to front aspect and radiator.



BATHROOM

UPVC frosted windows to rear aspect, fully tiled, low level WC, hand wash basin, bath with electric shower above, chrome effect radiator, loft hatch, airing cupboard with Ideal boiler.

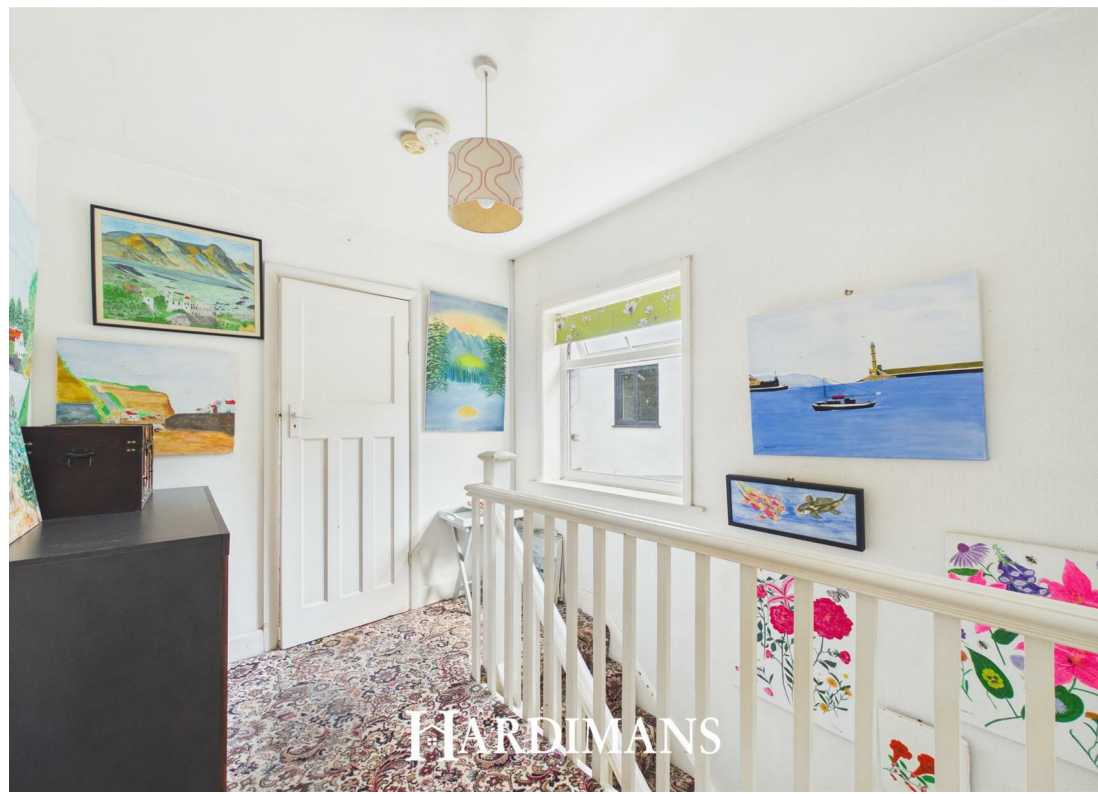
OUTSIDE

To the front, driveway leading to double gates, lawn with borders, lawn area to front with bordered area, additional parking.

To the rear, large gardens mainly laid to lawn with borders, greenhouse, path to rear.

GARAGE

Double doors to front, side access door, lighting, power.



SUMMER HOUSE

Double doors, windows to front and side, kitchen area with cupboards under, space for small fridge.

WORKSHOP

Door and windows to front, door to rear, lighting, power.

TENURE

Freehold

COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

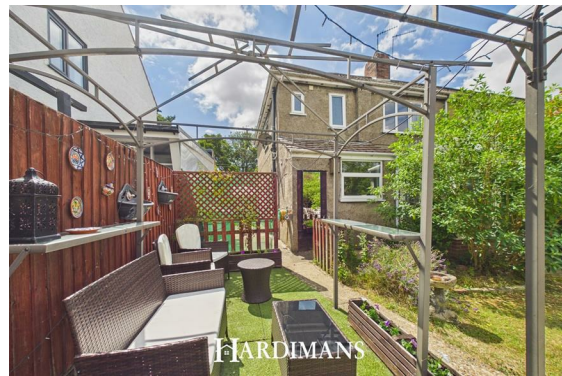
Flood Risk Info: Very low

* Broadband: Could achieve speeds of Ultrafast 10000mbps

* Mobile: EE, 02, THREE, VODAFONE 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.



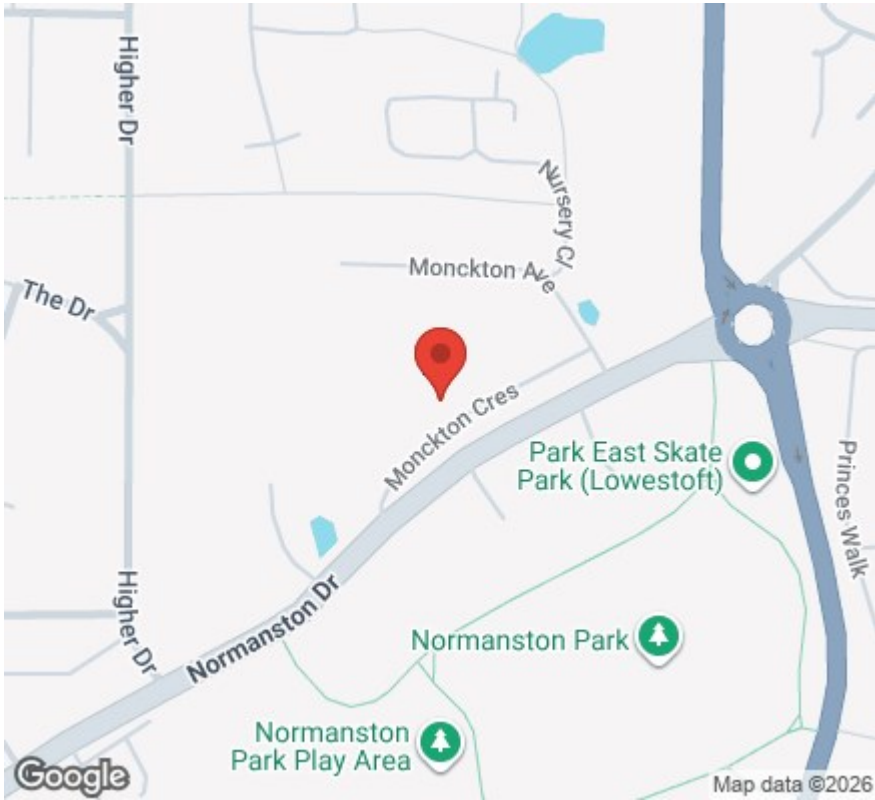




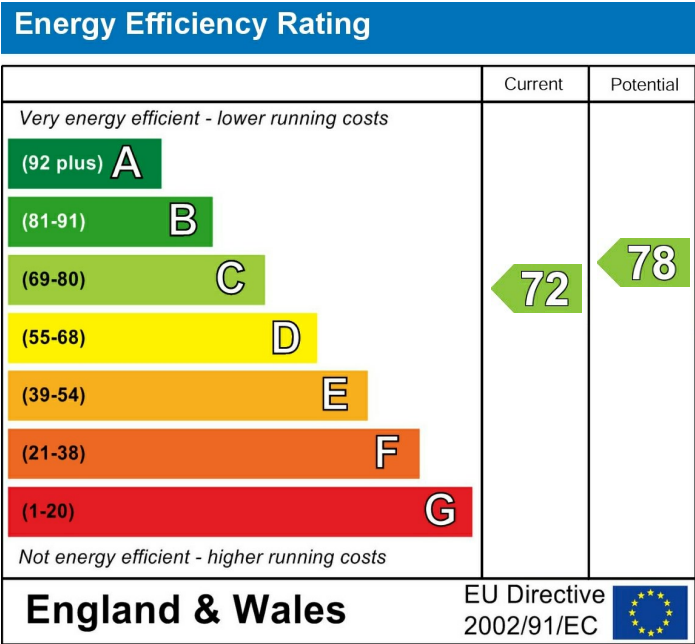
Floor Plan



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

