



**21 Conrad Close**  
Lowestoft, NR33 8QA  
Offers Over £250,000

2 bedrooms, 1 bathroom, 2 living areas, and other property details represented by icons.

## 21 Conrad Close

, Lowestoft, NR33 8QA

Very desirable bungalow situated in a great location in south Oulton Broad, This spacious property has been considerably extended and has a superb kitchen/family room with a feature atrium roof providing so much natural light to pour in. In addition, there are 2 double bedrooms and a refitted shower room, together with a good size lounge. Continuing outside you will find lovely size easy maintenance gardens with 'astro' turf, and a summer house for those relaxing sunny days.

### COVERED ENTRANCE

upvc double glazed door to

### SPACIOUS ENTRANCE HALL

14'2" x 5'8" (14'1" x 5'0") (4.33 x 1.75 (4.31 x 1.53))

radiator, telephone point, built-in linen cupboard with slatted shelving, access to roof void.

### LOUNGE

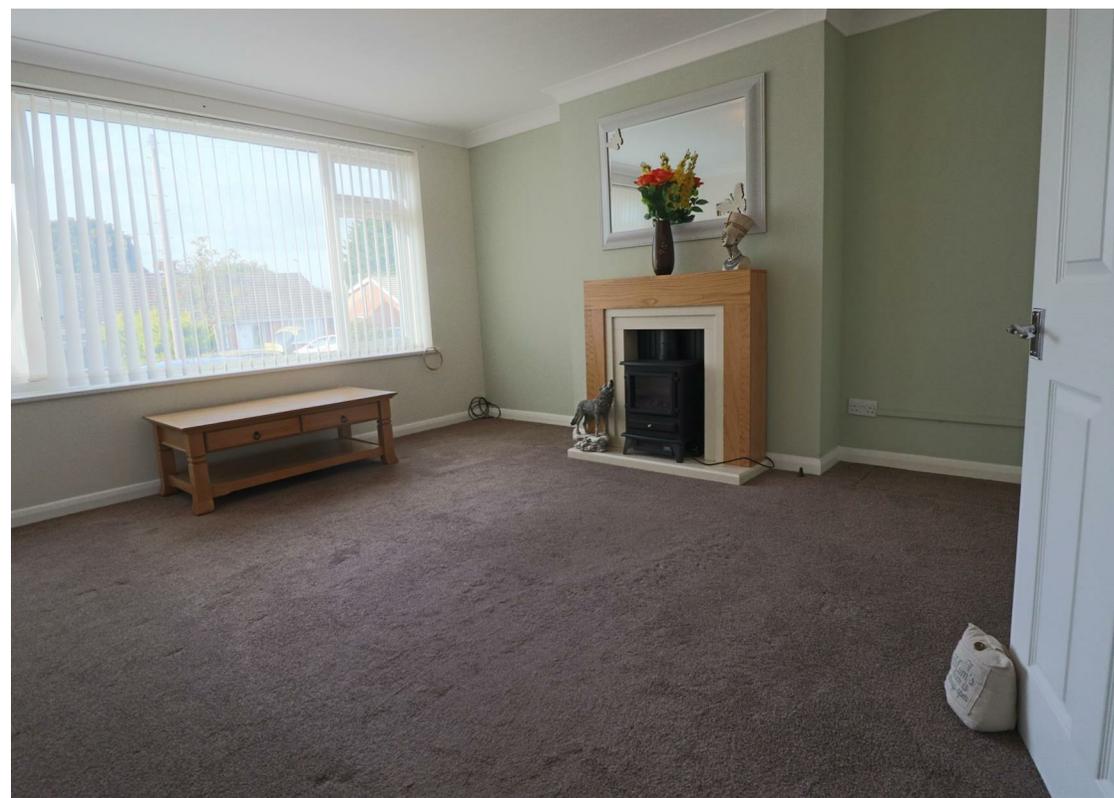
13'11" x 12'9" (4.24 x 3.89)

upvc double glazed window overlooking the front garden, vertical blinds, double radiator,

### SUPERB EXTENDED KITCHEN/DINER FAMILY ROOM

20'3" x 15'7" max (20'3" x 15'6") (6.18 x 4.75 max (6.18 x 4.74))

Kitchen area fitted in a range of soft cream units, sink unit, recess and plumbing for automatic washing machine and dishwasher, 4 burner gas hob, concealed filter hood, oven/grill, 3 windows with upvc double glazing overlooking the rear garden, matching side door, radiator, , feature glass atrium roof, inset ceiling spotlighting,





### **BEDROOM 1**

11'11" x 11'10" (3.64 x 3.63)  
upvc double glazed window, vertical blinds, double radiator.

### **BEDROOM 2**

14'0" x 8'10" (14'1" x 8'10") (4.29 x 2.71 (4.31 x 2.71))  
upvc double glazed window overlooking the rear garden, radiator, laminated flooring, extensive range of fitted wardrobe cupboard space,



### **SHOWER ROOM**

7'10" x 4'10" (2.39 x 1.49)  
shower cubicle with thermostatic shower unit, extractor fan, low level wc with concealed cistern, vanity washbasin, white gloss cabinets, upright towel rail/radiator, inset ceiling spot lighting, sun pipe providing natural lighting,

### **OUTSIDE**

To the front, good size easy maintenance gardens with gravelled areas, ornamental shrubs and lavenders, double width concrete and brick pavier driveway providing ample car standing.

To the side gate providing access to useful paved side area,

To the rear, further good size gardens with astro turf, paved patios and pathways, timber summer house, timber garden store,

### **COUNCIL TAX BAND**

B



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Viewing

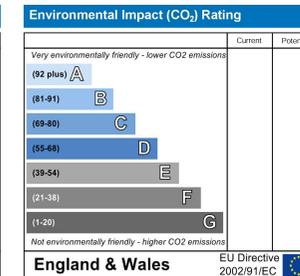
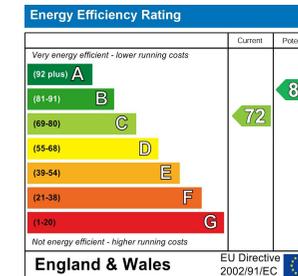
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## Area Map



## Energy Efficiency Graph



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