



**369 London Road South**  
, Lowestoft, NR33 0DY  
£250,000

# HARDIMANS



# 369 London Road South, Lowestoft, NR33 0DY

Rarely does an opportunity arise to secure such a large family home so close to Lowestoft's sea, beach, and promenade. With five generous bedrooms, this home provides comfort and practicality for the whole family. There is plenty of scope here to create the perfect family home and Early viewing is highly recommended to avoid disappointment.

## ENTRANCE HALL

UPVC double glaze door to front entrance with UPVC double glaze window above, radiator, stairs to first floor and under stairs storage cupboard.

## SITTING ROOM

UPVC double glaze bay windows to front aspect, fireplace with tile surround and wooden mantle, radiator and coved ceiling.

## DINING ROOM

Window to rear aspect, fireplace, radiator and coved ceiling.

## UTILITY ROOM

Door to side access, UPVC double glaze window to side aspect, tiled flooring , worktop which match with kitchen worktop , tile splash back, cupboard under, standings for washing appliances, Armitage Shanks sink and coved ceiling.

## SHOWER ROOM

UPVC double glaze frosted window to side aspect, fully tiled, low level WC, corner vanity Heritage hand wash basin, walk in mixer shower, spot light ceiling and radiator.





## KITCHEN

French doors into Garden Room - worktops, storage cupboards, extractor fan, spot light ceiling, coved ceiling and radiators.

## GARDEN ROOM

Door to side access, windows to side and rear aspect, and radiator.

## FIRST FLOOR AND LANDING

Radiator and Hand Rails.

## BACK BEDROOM ON FIRST FLOOR

UPVC double glaze window to rear aspect and radiator.

## BATHROOM AND BOILER ROOM

UPVC double glaze frosted windows to side aspect, tiled flooring, low level WC, Heritage hand wash basin, free standing bath tub with hot and cold heritage taps and shower attachment, shower cubicle, Heritage towel radiator, Vaillant boiler to wall, Honeywell controls, spot light ceiling and loft hatch.

## FRONT BEDROOM

UPVC double glaze windows to front aspect, fireplace with surround and radiator.

## BEDROOM (BEFORE STAIRS TO TOP FLOOR)

UPVC double glaze window to rear aspect, fireplace with surround and radiator.



## TOP FLOOR LANDING

Velux window and Stairs.

## FRONT BEDROOM

UPVC double glaze window to front aspect, fireplace and radiator.

## BEDROOM

UPVC double glaze window to rear aspect and radiator.

## OUTSIDE

To the front, Fully enclosed with brick wall surround, path to front door, shingle front garden with pots and established plants. To the rear, fully enclosed, artificial grass area with patio areas and borders, rear access gates.

## TENURE

Freehold

## COUNCIL TAX BAND

C

## MATERIAL INFO

This property has:

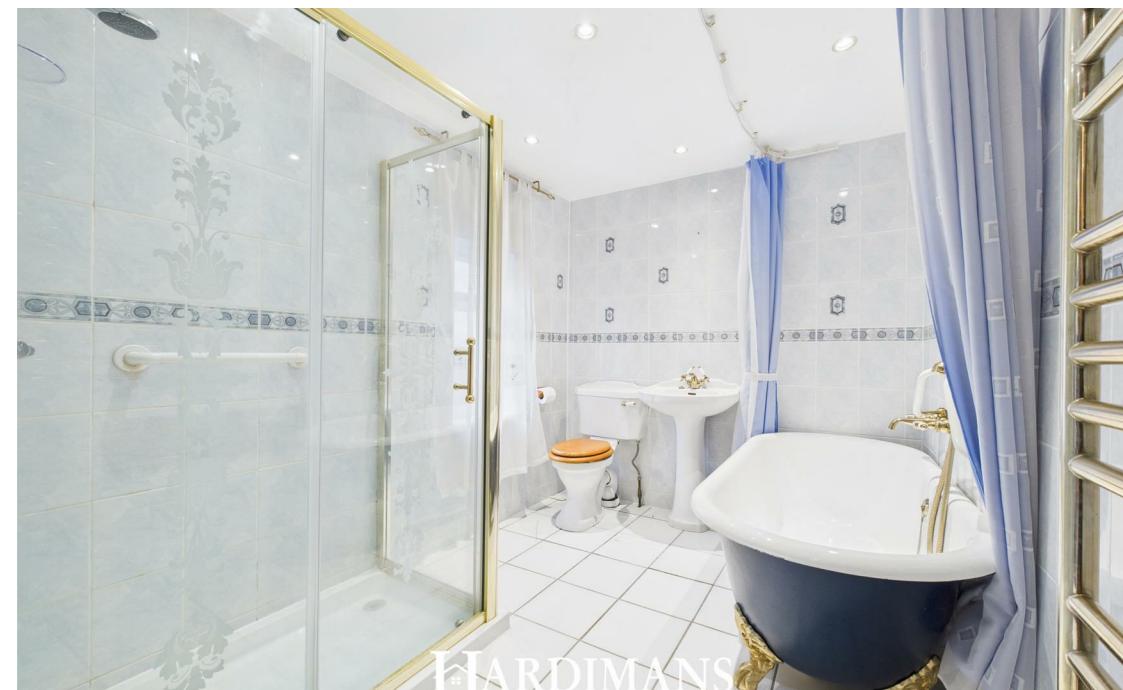
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000mbps

\* Mobile: 02, THREE, EE, 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.



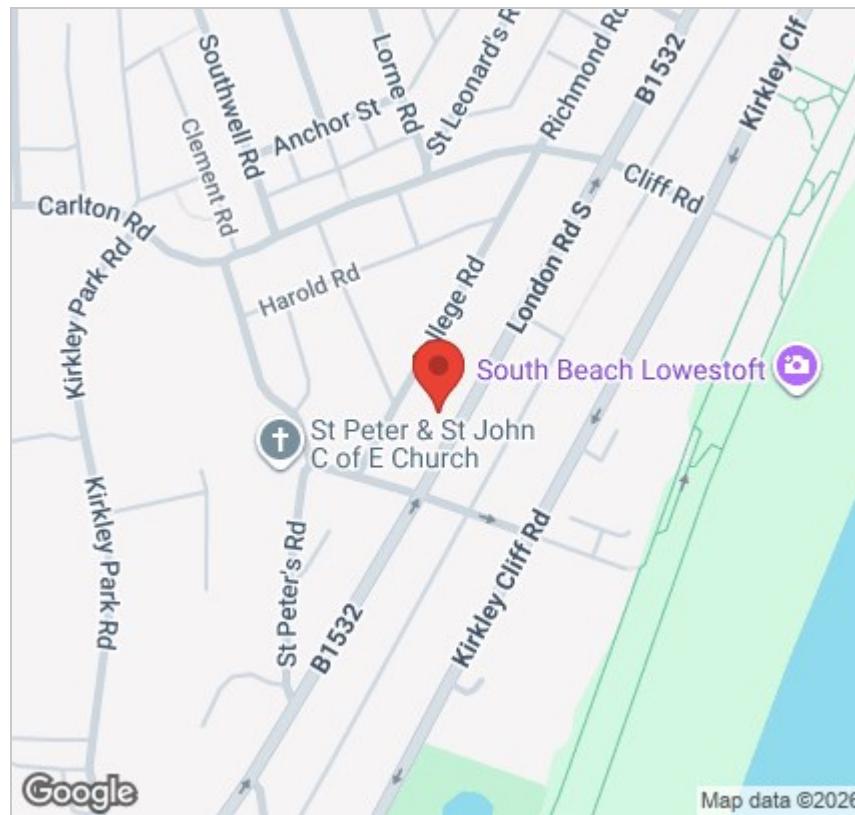




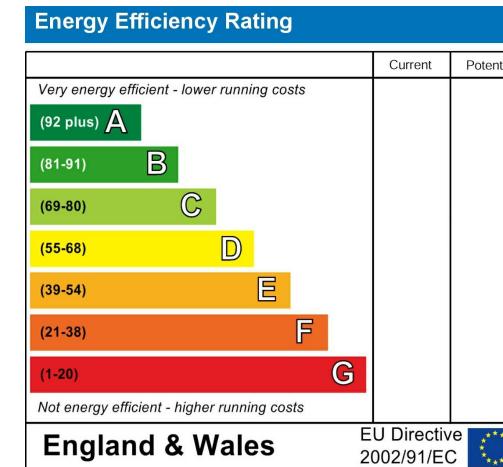
## Floor Plan



## 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.



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