



9 Hopelyn Close
, Lowestoft, NR32 4BX
£155,000



9 Hopelyn Close, Lowestoft, Suffolk, NR32 4BX

Located in the tranquil cul-de-sac of Hopelyn Close, Lowestoft, this charming semi-detached house presents an excellent opportunity for those seeking a family home with great potential to alter and update, boasting two spacious reception rooms, this property has the ability to combine the kitchen and dining room to provide a fantastic area which could form the heart of the home ideal for social gatherings.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. There is also potential for off-road parking, adding to the convenience of this lovely home.

With its quiet location and the promise of transformation, this semi-detached house on Hopelyn Close is a fantastic opportunity for those looking to make their own mark. Whether you are a first-time buyer or seeking a project to update and personalise, this property is well worth a visit.

UPVC door to:-

ENTRANCE HALL

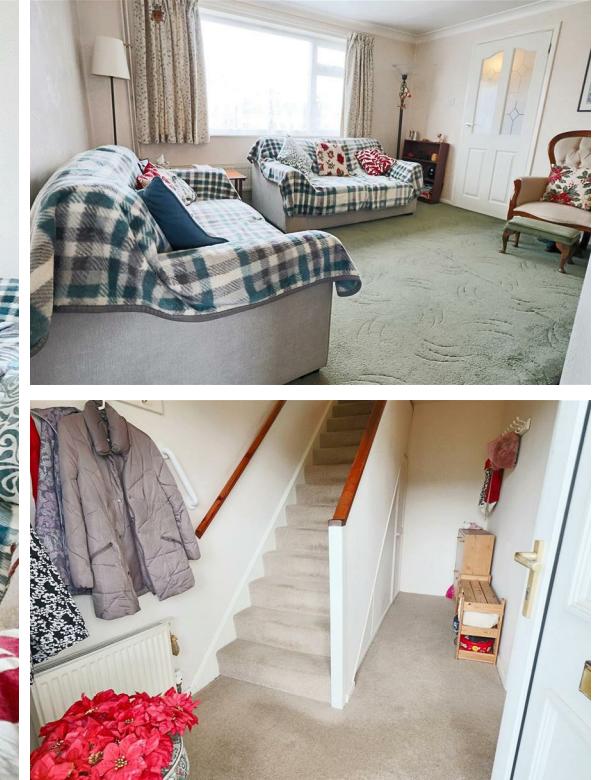
stairs to first floor, cupboard under, radiator.

LOUNGE

upvc double glazed window overlooking the front garden, ornamental fireplace, radiator.

DINING ROOM

upvc window, radiator.





KITCHEN

range of base and wall units, one and a half drainer sink unit, recess and plumbing for automatic washing machine, gas cooker point, fitted cupboard, intergas gas boiler, upvc double glazed window and door.

FIRST FLOOR AND LANDING

access to roof void, fitted cupboard.

BEDROOM 1

upvc double glazed window, radiator, double fitted wardrobe cupboard.

BEDROOM 2

upvc double glazed window, radiator, fitted cupboard.

BEDROOM 3

upvc double glazed window, radiator, cupboard.

SEPARATE WC

low level suite, upvc double glazed window, radiator.

SHOWER ROOM

walk-in shower, pedestal hand basin, radiator, upvc double glazed window.



OUTSIDE

To the front, gardens laid to lawn, paved pathway. To the side of the property is a further enclosed area. To the rear, garden laid mainly to lawn enclosed by timber fencing, brick out building, partable walkway providing access to a second good size garden laid mainly to lawn having double gates and potential for off road parking.



TENURE

Freehold

COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

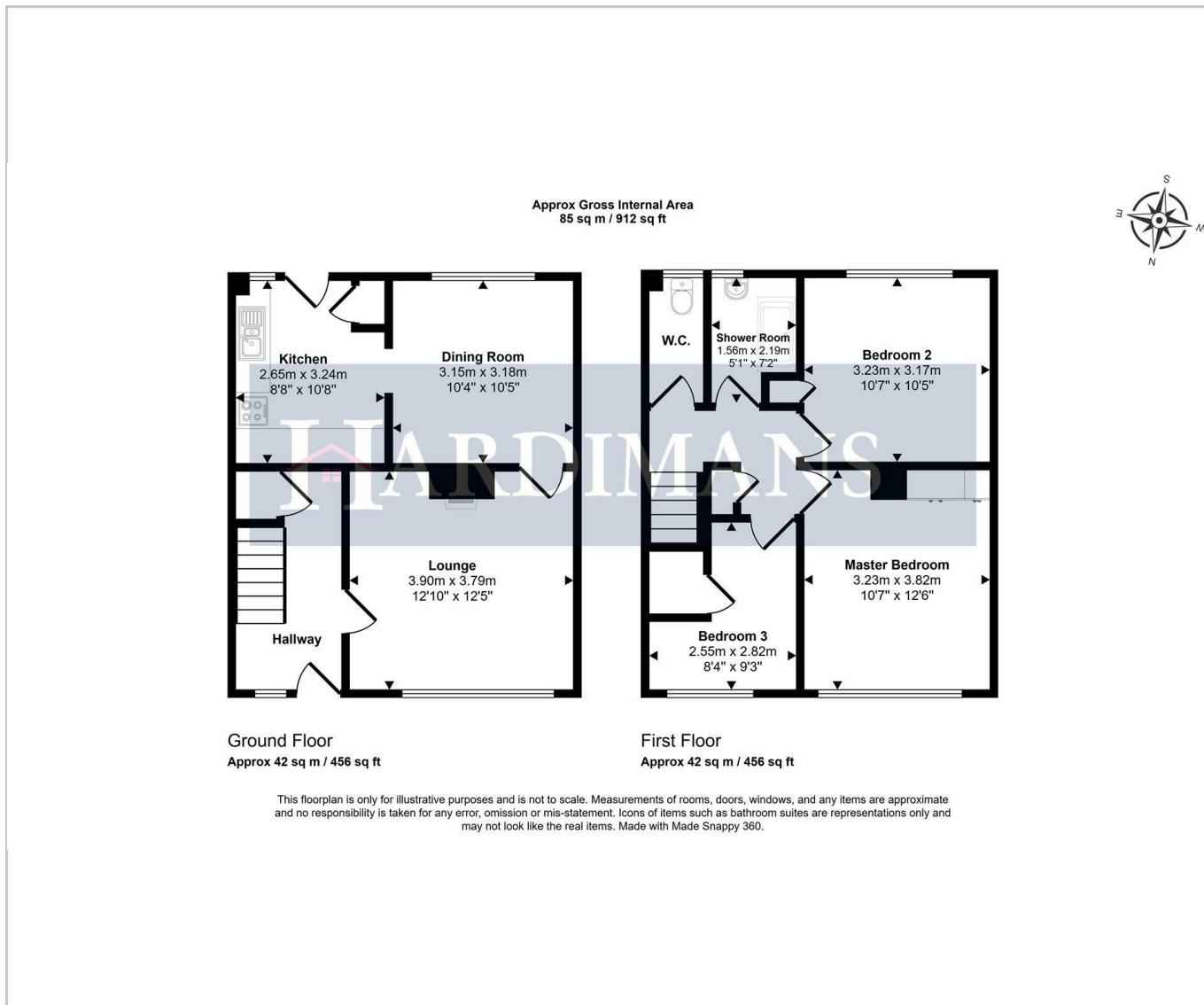
* Broadband: Cable - Ultrafast 1800 Mbps download 1000 Mbps upload

* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

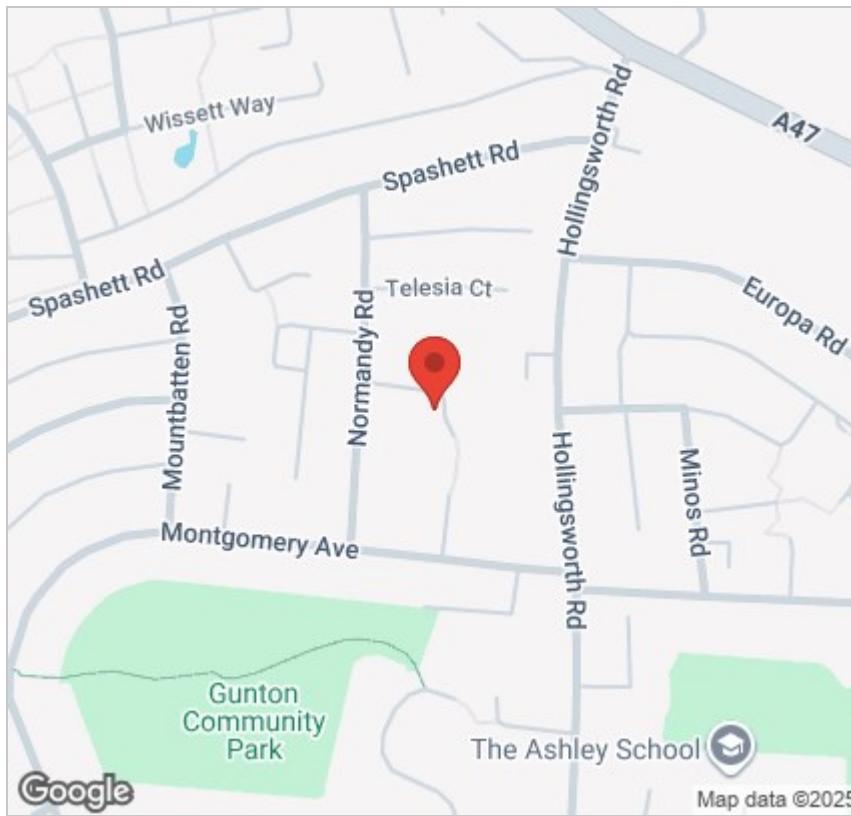
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



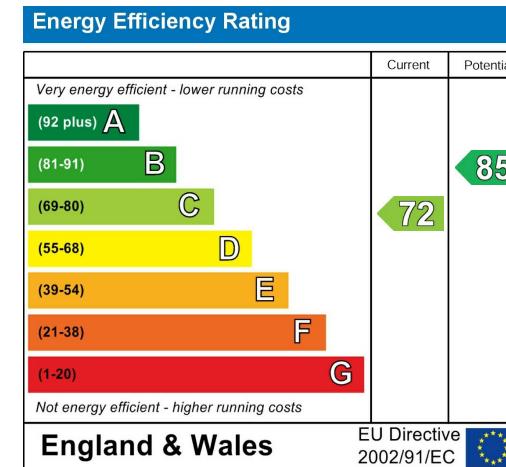
Floor Plan



Area Map



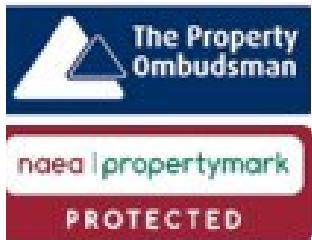
Energy Efficiency Graph



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.



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

