

# HARDIMANS



**17 Springfield Gardens**  
, Lowestoft, NR33 9EE  
**£150,000**

# HARDIMANS



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## 17 Springfield Gardens, Lowestoft, Suffolk, NR33 9EE

Mid terrace home in South Lowestoft, ideally located within walking distance of local amenities and schools. The property features open flow kitchen, dining and sitting room, alongside a conservatory overlooking the generous garden. The accommodation also includes two bedrooms benefiting from built in storage, with the added convenience of a ground floor bedroom, all served by a modern shower room.

### PORCH

Door to front, UPVC double glaze windows to front and side aspect.

### HALLWAY

Stairs to first floor and radiator.

### SITTING ROOM

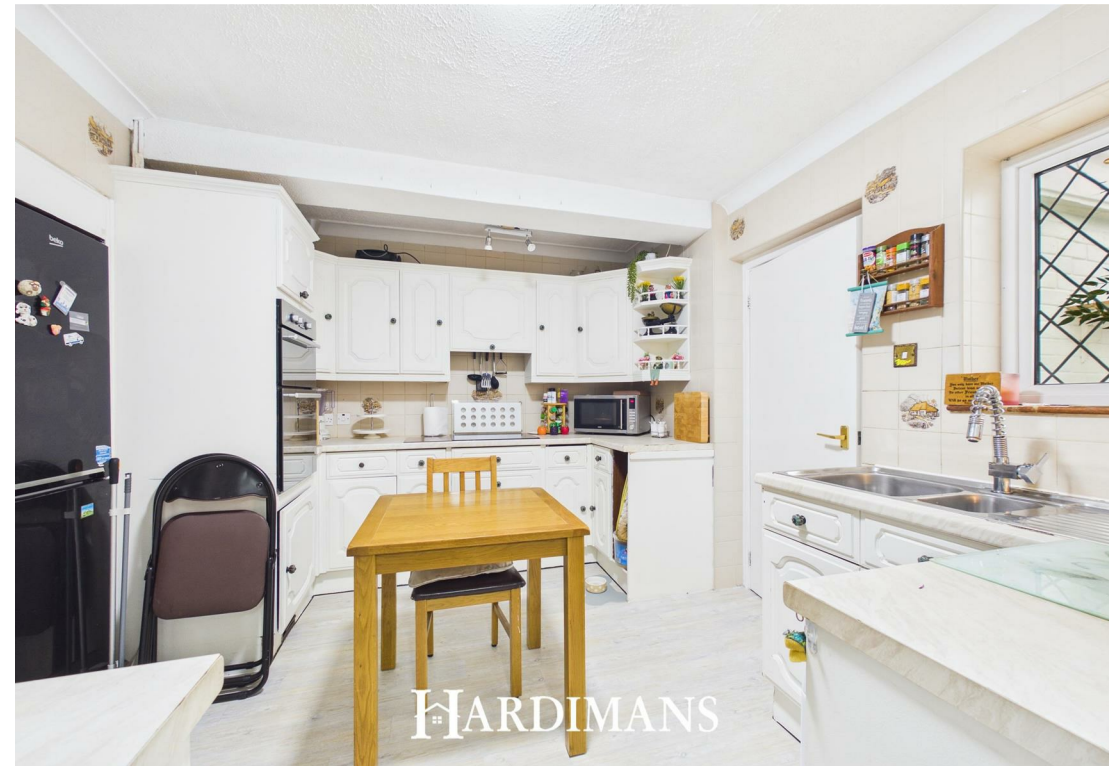
UPVC double glaze window to front aspect, coal effect fireplace, ceiling light/fan, archway into dining room and coved ceiling.

### DINING ROOM

UPVC double glaze double doors into conservatory, opening into kitchen and coved ceiling.

### KITCHEN

UPVC double glaze window into conservatory, work top space, cupboards and drawers under, cupboards above, twin sink with drainer, tile splash back, electric hob, built in double eye level oven and built in fridge freezer.







## RECEPTION ROOM/BEDROOM

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

## CONSERVATORY

UPVC double glaze sliding doors into garden, UPVC double glaze windows to rear aspect and radiator.

## LANDING

## PRIMARY BEDROOM

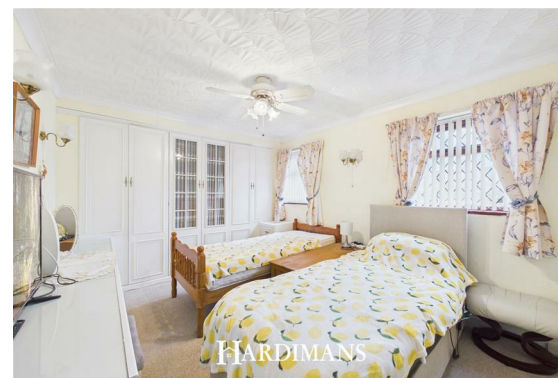
UPVC double glaze windows to front aspect, built in wardrobes, built in cupboard above stairs, ceiling fan/light, radiator and coved ceiling.

## BEDROOM 2

UPVC double glaze window to rear aspect, built in wardrobe, radiator and coved ceiling.

## BATHROOM

UPVC double glaze window to rear aspect, low level WC, hand wash basin, walk in shower and spot light ceiling.





## OUTSIDE

To the front, fully enclosed with gate, mainly laid to lawn with mature shrubs and path to front door. To the rear, fully enclosed garden, mainly laid to lawn with mature shrubs, stepping stones to patio area, standings for greenhouse and shed and pond.

## TENURE

Freehold

## COUNCIL TAX BAND

A

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000 Mbps

\* Mobile: EE, THREE, VODAFONE 02 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.

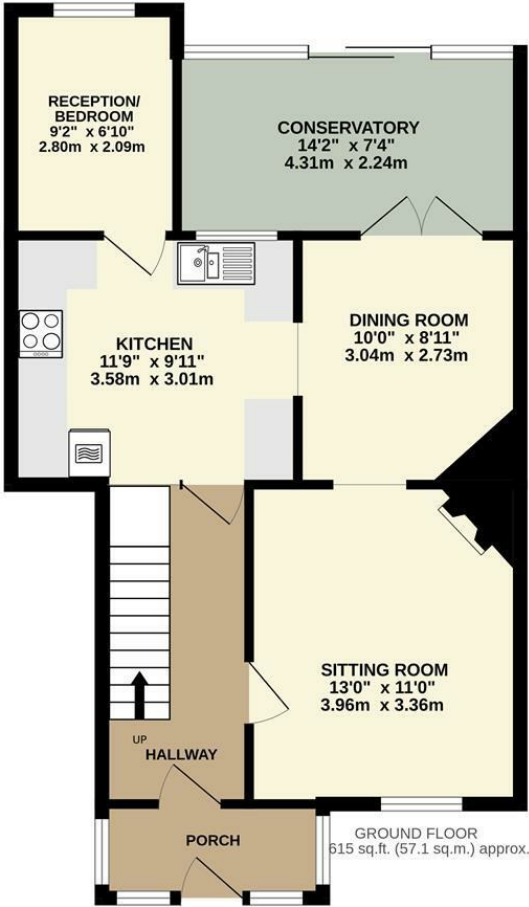








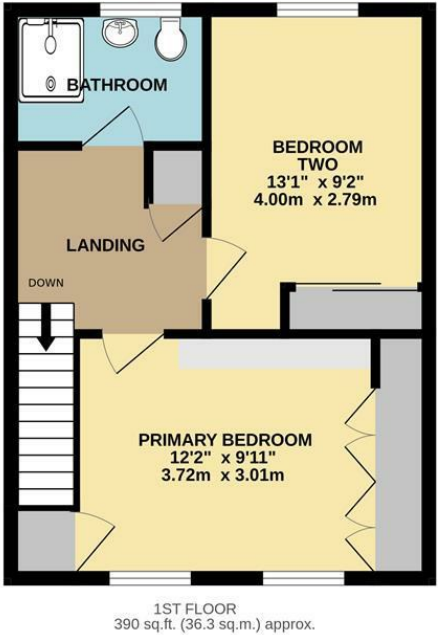
Floor Plan



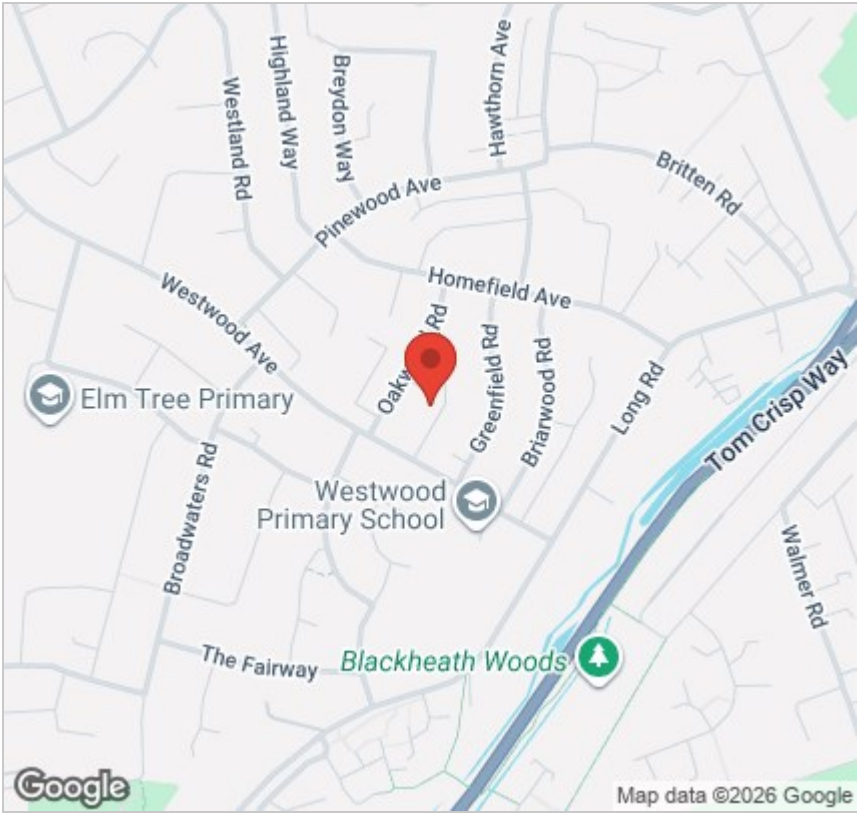
TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.

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.

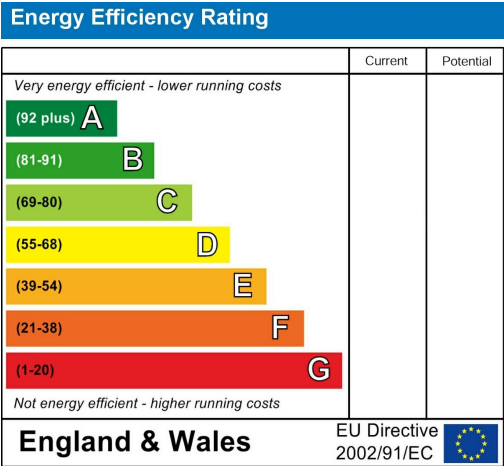
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Area Map



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

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