HARDIMANS



1 Lake View Road

Oulton Broad, Lowestoft, NR33 9NE

£290,000

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Hardimans are delighted to offer this vastly EXTENDED and in Turn key condition, Unique & contemporary 3 storey house, considerably redesigned to take full advantage of the breathtaking views over Oulton Broads marina and harbour. This splendid three-storey house offers an exceptional living experience yet is within easy walking distance to Oulton Broad, with its wide range of shopping & leisure facilities.

With three well-proportioned bedrooms, including a fantastic master suite complete with an ensuite bathroom, this home is designed for comfort and convenience. Each level of the house features its own patio or balcony, allowing you to enjoy the stunning vistas and fresh air from multiple vantage points.

On the ground floor, the contemporary open plan living space allows you to enjoy the wonderful natural light which floods in. The beautifully fitted quality kitchen is a true highlight, equipped with modern appliances that cater to all your culinary needs. The split-level lounge, enhanced by a suspended ceiling with mood lighting, together with patio doors which creates a seamless connection between indoor and outdoor living, perfect for those warm summer evenings.

This property is not just a house; it is a lifestyle choice, offering a harmonious blend of elegance and functionality in a sought-after location. Whether you are looking for a family home or a tranquil retreat, this residence is sure to impress. Don't miss the opportunity to make this remarkable property your own.

























Double glazed door to:-

ENTRANCE HALL

with a polished tiled floor, feature wooden stairs to first floor.

SPLENDID OPEN PLAN LIVING AREA

comprising kitchen/diner, kitchen area fitted in a range of white high gloss fronted units, fully fitted with complete range of white goods to include a Neff 4 burner induction hob, stainless steel extractor canopy, double oven/grill, integrated microwave, integrated refrigerator, freezer, dishwasher and washer/dryer with front decor panels, feature exposed timber features, large walk-in understairs cupboard with electric light, polished tiled floor with underfloor heating, steps down to lounge area with polished tiled floor, underfloor heating, feature suspended ceiling with mood lighting, upvc sliding patio doors and vertical blinds, rear patio and gardens, superb views over Lowestoft inner harbour.

STAIRS TO FIRST FLOOR AND LANDING

with wood effect flooring, sliding pocket door providing access to second floor.

BEDROOM 3

with radiator, upvc window, matching sliding patio door, vertical blinds to balcony with stainless steel glass balustrade, superb unobstructed views over Lowestofts inner harbour.

FAMILY BATHROOM
cased bath, hot and cold, washbasin, low level wc with concealed cistern, corner quadrant shower cubicle with Power Shower unit, overhead drencher, chrome towel rail/radiator, fully tiled walls, feature integrated television.

BEDROOM 2
double aspect windows, upvc double glazing, built-in wardrobe cupboard, radiator, additional access to useful storage.

STAIRS TO SECOND FLOOR AND STUNNING MASTER BEDROOM
with atrium window, inset ceiling spot lighting, beautiful wood detailing, upvc patio door and vertical blinds to balcony, stainless steel and glass balustrade, superb unobstructed views over Lowestofts inner harbour, modern style upright radiator, tv point.

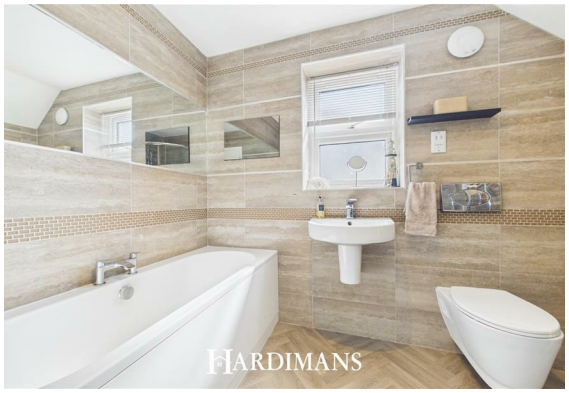
LARGE EN SUITE BATHROOM
with an egg style central bath, hot and cold shower mixer, low level wc, concealed cistern, vanity washbasin, tiled walls and built-in store cupboards, tiled floor, chrome towel rail/radiator, inset ceiling spot lighting, upvc opaque glazed window.

OUTSIDE
To the front, easy maintenance gardens. To the side, wrought iron gate and paved pathway. To the rear, good size gardens laid to lawn with flower and shrub borders, paved patio area, timber garden store, external courtesy lighting, towards the end of the garden is a timber decked patio providing an ideal place to sit out, relax and enjoy the stunning views.
The property has a partible walkway providing pedestrian access for the neighbours.





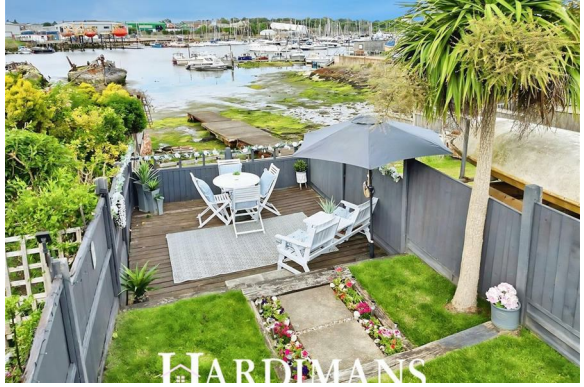




















TENURE
Freehold

COUNCIL TAX BAND
B

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage - radiator/underfloor heating
Flood Risk Info: Very low
* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps
* Mobile: EE, THREE, 02, 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.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A

non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.



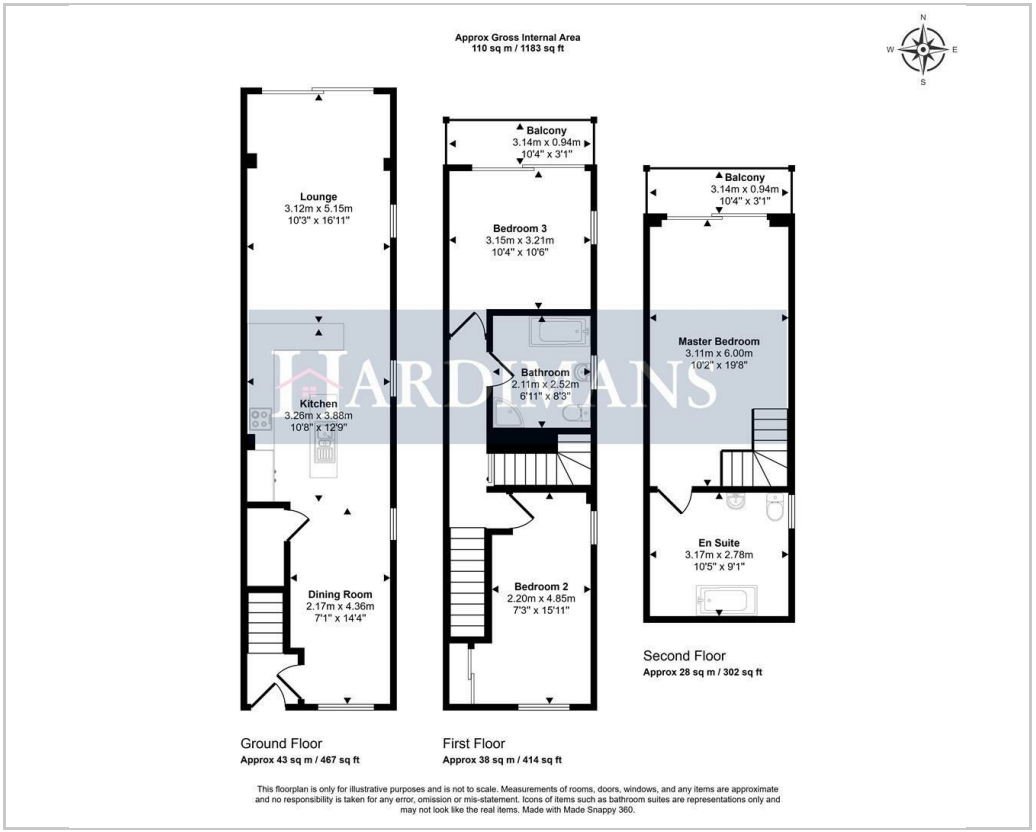





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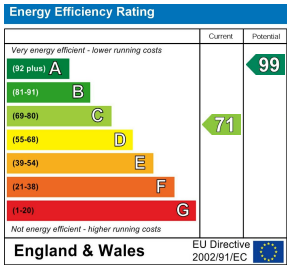
Floor Plan



Area Map



Energy Efficiency Graph



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The Property Ombudsman
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