



Elm Tree Road, Lowestoft NR33 9ES

welcome to

Elm Tree Road, Lowestoft

William H Brown Lowestoft are thrilled to present this newly renovated, extended and transformed FOUR bedroom CHALET BUNGALOW, on Elm Tree Road. The property boasts fantastic open plan Kitchen/Diner/Lounge entertainment space and upstairs two double bedrooms with en suites.



Stunning, ultra-modern detached chalet bungalow is in the highly sought-after area of Carlton Colville, offering an exceptional blend of luxury and contemporary living. The property features spacious, light-filled interiors and a large, private garden that directly backs onto the tranquil Rosedale Park, providing a rare level of privacy and scenic views. The ground floor boasts an impressive open-plan design, incorporating a high-end kitchen with premium worktops, tiled flooring, and modern appliances. This space seamlessly flows into the living and dining areas, perfect for entertaining or family gatherings. The area is bathed in natural light, thanks to large windows and two sets of French doors that lead out to the garden, creating an effortless indoor-outdoor living experience. A convenient utility room enhances practicality without compromising the home's clean, modern aesthetic. Two spacious double bedrooms on the ground floor offer versatility, accompanied by a sleek family bathroom. The first floor comprises of two additional double bedrooms each feature walk-in wardrobes and en-suite bathrooms, with the master suite offering stunning park views. Externally, the property includes off-road parking, a generous patio, a large workshop, and a timber shed. Situated close to local amenities, excellent schools, and transport links, this home provides the ideal setting for contemporary coastal living.

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Stairs leading to First floor, Understairs storage space, Spotlights, Fashion Radiator, Laminate wood effect flooring.

Lounge

20' 2" x 17' 1" (6.15m x 5.21m)
Double glazed Double doors to Rear Garden, Open plan with Kitchen/Diner making it ideal for entertaining, Spotlights, Fashion Radiators, Laminate wood effect flooring.

Kitchen/ Diner

23' 5" x 17' 1" (7.14m x 5.21m)
Double glazed Double doors to Rear garden, Open plan with Lounge, Door to Utility Room, Spotlights, Modern fitted Kitchen Wall and Base units with Work surfaces, Breakfast bar, Sink and Drainer unit, Integrated Fridge Freezer, Eye level Oven and Grill, Electric Hob with Overhead Extractor fan, Dishwasher, Power points, Partially laminate flooring and tiled in Kitchen aspect.

Utility Room

12' 4" x 7' 4" (3.76m x 2.24m)
Double glazed window to Side door and window, Fitted units and work surfaces, Sink and drainer unit, Spotlights, Plumbing for washing machine and dishwasher, Power points, Radiator, Tiled flooring.

Bedroom 3

12' 3" x 11' 8" (3.73m x 3.56m)
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Laminate wood effect flooring.

Bedroom 4/ Study

12' 3" x 9' 5" (3.73m x 2.87m)
Double glazed window to Front Aspect, Double Bedroom or could be utilised as Study space, Power points, Radiator, Laminate wood effect flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin, Bath tub with Rainfall shower and shower screen, Spotlights,

Extractor fan, Towel Radiator, Tiled flooring.

First Floor

Landing

Two Double glazed Velux windows, Door access to Bedrooms 1 and 2, Spotlights, Built in airing cupboard/storage, Carpet flooring.

Bedroom 1

15' 8" x 15' 3" (4.78m x 4.65m)
Double glazed window to Rear aspect, Double Bedroom, Door to En Suite, Spotlights, Built in walk in wardrobe/storage space, Radiator, Power points, Carpet flooring.

En Suite

Double glazed Velux window to Side aspect, Partially tiled walls, Spotlights, Partially tiled walls, WC, Wash hand basin, Standalone Bath tub, Walk in shower with sliding screen door, Tiled flooring.

Bedroom 2

15' 7" x 11' 10" (4.75m x 3.61m)
Double glazed window to Front aspect, Double Bedroom, Door to En Suite, Loft hatch, Built in Walk in Wardrobe/Storage, Radiator, Carpet flooring.

En Suite

Double glazed Velux window to Side aspect, Partially tiled walls, Spotlights, WC, Wash hand basin with built in units, Walk in shower with sliding door shower screen, Towel radiator, Tiled flooring.

Outside

Front Garden

Driveway via Dropped kerb to Front aspect and Side with potential for landscaping, Fencing and shrubbery surround.

Rear Garden

Grass with landscaped garden to Side aspect, Patio leading to Side gate with shrubbery, mixture of greenhouses and timber sheds to Rear aspect.



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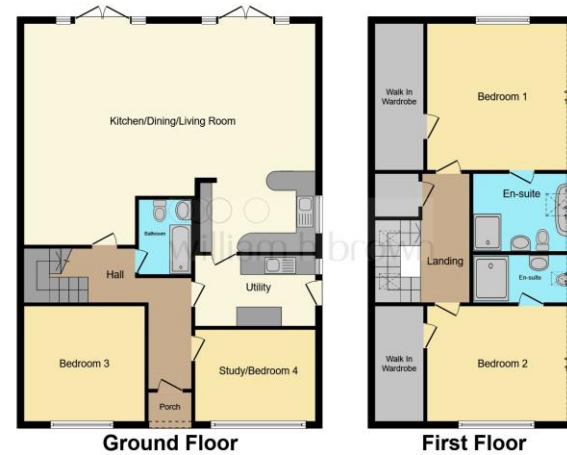


welcome to

Elm Tree Road, Lowestoft

- Four Bedroom Chalet Bungalow
- Open Plan Kitchen/Diner and Lounge
- Modern Decoration Throughout Making Easy to Move in Straight Away
- Two Main Bedrooms upstairs with En Suites
- Handy Utility Room off Kitchen
- Park Views from the Master Bedroom
- Off Road Parking
- Situated close to Local Amenities

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£525,000



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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