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**lowestoft 01502 733399**

**Gorleston 01493 658854**

**£1,650 pcm**



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## **16 Rowntree Close, Parkhill, Lowestoft, NR32 4GA**

- **STUNNING CUL-DE-SAC LOCATION**
- **EPC C**
- **STUNNING KITCHEN BREAKFAST ROOM**
- **BEAUTIFUL REAR & SIDE GARDENS**
- **RECENT DOUBLE GLAZING**
- **FOUR DOUBLE BEDROOMS**
- **LARGE CONSERVATORY to REAR**
- **CONTEMPORARY ENSUITE & BATHROOM**
- **RECENTLY UPGRADED CENTRAL HEATING SYSTEM**
- **OVER 1,900 sq ft of LUXURY LIVING**

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### GROUND FLOOR

#### Porch & Hall

The minute you walk over the threshold, you get the impression of space in this extremely light and bright Entrance Porch. There are opaque glazed panels allowing plenty of natural daylight through, 'LVT' flooring and a door leads you into your Garage. Your 'L' shaped hallway also features tiling laid to floor, there's a radiator, telephone and power points and your carpeted staircase leads you upstairs to all first floor rooms. Doors lead you to your lounge, Kitchen and ...

#### Cloakroom WC 5' 6" x 4' 6" (1.68m x 1.36m)

Plenty of space in the essential downstairs loo. Recently upgraded with a modern contemporary suite comprising of a low level WC and vanity wash hand basin. LVT flooring and a radiator finish the look.

#### Lounge 20' 8" x 12' 2" (6.29m x 3.72m)

Again, plenty of natural daylight streams through the recently fitted large uPVC sealed unit double glazed window to front aspect. A set of double glazed French doors lead into your Conservatory. Two radiators maintain the temperature and a coal effect gas fire with 'adams' style surround is featured. There's a sumptuous fitted carpet and glazed double doors lead to your Dining Room.

#### Conservatory 14' 4" x 11' 3" (4.37m x 3.43m)

This stunning Conservatory add a touch more class to this stunning family home. uPVC sealed unit double glazing and glass roof have been constructed over a brick base in a unique hexagonal design. Power, light and heating are provided, a wood floor has been laid and French doors lead out to your Garden.

#### Dining Room 11' 3" x 10' 12" (3.44m x 3.35m)

Large enough for a banquet! A uPVC sealed unit double glazed window has lovely views over your rear garden, a radiator and fitted carpet are featured. Set centrally between the lounge and kitchen, this room is perfect for dinner parties or a family get-together.

#### Kitchen Breakfast Room 14' 7" x 9' 7" (4.45m x 2.92m)

Doors lead from the hall and dining room into this spacious kitchen breakfast room. Recently upgraded, a range of wall and base units are fitted to three walls complete with ivory coloured 'shaker' style doors and drawers. Integrated appliances such as a fridge and freezer, plus a stainless steel double oven with induction hob and extractor over are also featured. Contrasting black square edge worktops are fitted over the units and extend to create a breakfast bar and a one-and-a-half bowl sink is situated under one of the two uPVC sealed unit double glazed windows allowing great views over your rear garden. The other window to side aspect. LVT has been laid to floor, there's a radiator a door leads to your....

#### Utility Room 9' 7" x 5' 6" (2.92m x 1.67m).

The very same style of base units have been fitted in this room for extra storage, plus there is space and plumbing for an automatic washing machine and dryer, plus a stainless steel sink for your convenience. LVT floor, a uPVC sealed unit double glazed window and part glazed rear door leads outside to your side Garden.

### FIRST FLOOR

#### Landing

At the top of the stairs the Landing has a fitted carpet, a radiator, a large airing cupboard and doors leading off to all first floor rooms.

#### Master Bedroom 12' 7" x 11' 8" (3.84m x 3.55m)

As a great deal of your life is spent sleeping, why not treat yourself to a bit of luxury. A fitted carpet, radiator and a uPVC sealed unit double glazed window are featured, plus a built in wardrobe and a door leading to your ...

#### Ensuite 5' 0" x 9' 7" (1.53m x 2.93m) into shower.

What better place to visit first thing in the morning and last thing at night than your very own ensuite. Recently upgraded with a modern contemporary suite comprising of a large shower cubicle, vanity wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window allows plenty of natural daylight through, LVT has been laid to floor and a large vertical radiator also featured.

#### Bedroom 3 12' 11" x 8' 9" (3.94m x 2.67m)

A new uPVC sealed unit double glazed window with views over your rear Garden, built in wardrobe, loft access, fitted carpet, radiator, power and TV points.

#### Bathroom 7' 11" x 5' 8" (2.42m x 1.72m)

Again, completely refreshed and upgraded with a brand new modern

contemporary suite comprising of a 'P' shaped bath with shower and glass screen over, a vanity wash hand basin and low level WC. LVT is laid to floor, there's a vertical heated towel rail radiator and opaque uPVC sealed unit double glazed window.

#### Bedroom 2 12' 2" x 11' 5" (3.72m x 3.48m)

Larger than most master bedrooms, Bedroom 2 has a fitted carpet, a uPVC sealed unit double glazed window to front aspect, radiator, power and TV points and a built-in wardrobe.

#### Bedroom 4 9' 1" x 8' 11" (2.76m x 2.73m)

The smallest of the four is still a good sized double. A uPVC sealed unit double glazed window has views over your rear garden, there's a built in wardrobe, radiator, power points and a fitted carpet featured.

### OUTSIDE

#### Double Garage 22' 0" x 17' 5" (6.70m x 5.31m)

#### Gardens & Driveway

A very imposing first impression when you arrive with a large brickweave driveway and resin path leading up to your front door and gates to your side and rear Gardens To the side there is ample space for extra parking, and a gate leads through to your rear garden which is mainly laid to lawn which is very private and not overlooked by anyone. There's a patio area, perfect for a family barbecue or even a spot of alfresco dining, a shingled area and plenty of mature shrubs plants and trees adding to the privacy. The perfect gardeners paradise, come take a look for yourself.

#### Council Tax

Band E

#### TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £1,650 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £1,750 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

#### SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£1,650
Deposit	£1,750
Total:	£3,400

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£400.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



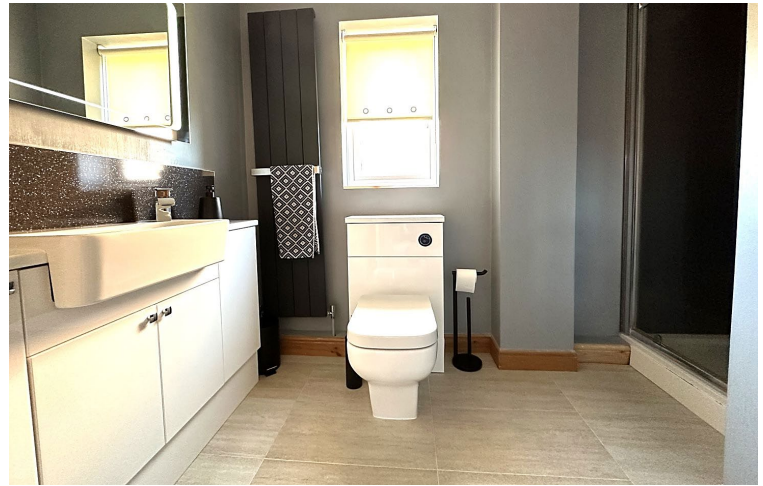
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# SUPERB FOUR BED EXECUTIVE DETACHED HOME IN A CUL-DE-SAC LOCATION

Situated at the head a Cul-de-Sac in the extremely popular Parkhill development this beautifully presented family home stands proud. Fresh and modern styling complete with large Lounge, Dining Room, upgraded Kitchen Breakfast Room with separate Utility, fresh contemporary Cloakroom WC and beautiful Conservatory on the ground floor, while upstairs, your Ensuite Master, three further double Bedrooms and upgraded Bathroom. There's a larger than double Garage with remote doors and your property is very private, not overlooked and your stunning rear and sides Gardens can also be enjoyed from the Conservatory giving an extra 160 sq ft of living to this already spacious home... Simply move in, unpack and enjoy quality living in your superb family home and Gardens.

**AVAILABLE TO RENT NOW**

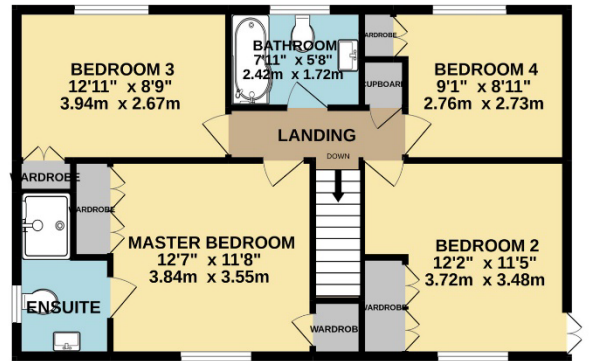
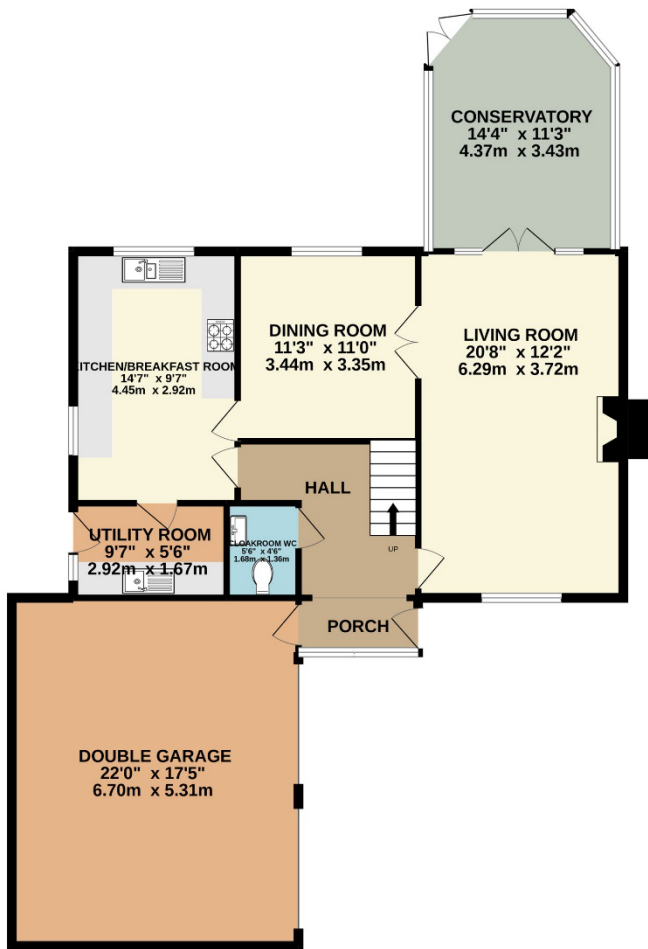
## LOCATION AND AMENITIES

Number 16 is pleasantly located at the end of the Cul-de-Sac of Rowntree Close adjacent to Bentley Drive and just off Townsend Way. Convenient for a range of amenities such as a 24 hour Tesco superstore, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. Good schools, public transport and the beach are also convenient and the stunning Suffolk countryside close by.

**Contact: ONE LETS | Mobile: 07787 436600 | Email: info@one-estates.co.uk**

GROUND FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.

1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



16 ROWNTREE CLOSE, PARKHILL

TOTAL FLOOR AREA : 1921 sq.ft. (178.5 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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