



22 Fallowfields

Park Meadows, Lowestoft, NR32 4XN

Guide Price £375,000-£400,000



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GUIDE PRICE-£375,000-£400,000 Executive 4 bedroomed detached house situated in this very desirable Park Meadows development within North Lowestoft. This stunning Badger built property has been improved, decorated and Re fitted with no expense spared and is presented to a outstanding standard throughout, with its bright and airy spacious accommodation including a wide entrance hall, ground floor W.C, large lounge opening out in to a beautiful kitchen/diner which has been fitted to an outstanding standard with 2 eye level electric stoves ovens, along with a full range of other matching integral appliances. To the first floor there is a full size central galleried landing with 4 good size bedrooms, master with en-suite along with a family bathroom. Outside to the front there is ample off road parking a large detached brick built garage and to the rear there is a non overlooked and well presented lawned garden. This property really is in immaculate condition throughout and quite simply ready to move in *** Early viewing is strongly recommended ***

Entrance Hall

Karndean flooring, radiator, sealed unit double glazed entrance door, galleried staircase off to the first floor, power points, Telephone point, flat plastered and coved ceiling, inset spot lighting.

Cloakroom

Vinyl flooring, cloakroom suite comprising low level W.C, pedestal sink, radiator, Upvc window.

Lounge

11'3" x 18'2" (3.43 x 5.54)

Karndean flooring, flat plastered and coved ceiling, T.V point, power points, Upvc window, radiator, corner cast iron log burner, double doors leading to the kitchen/diner.

Kitchen/Diner

18'11" x 14'8" (5.79 x 4.48)

Karndean flooring, full range of quality fitted kitchen units, extended roll top work surfaces, two stainless steel built in electric ovens with matching four burner hob, stainless steel extraction cooker hood, central breakfast bar, built in dishwasher, washing machine, fridge/freezer, full length walk in pantry cupboard, ample space for family size dining table and chairs, double aspect Upvc windows, double doors leading out to the rear garden, flat plastered and coved ceiling, power points, inset spot lighting, radiator, double doors leading through to the lounge.

First Floor

Full sized galleried landing, fitted carpet, flat plastered and coved ceiling, double width airing cupboard, Upvc window, radiator, loft access leading to insulated loft space.





Master Bedroom 11'5" x 11'11" (3.48 x 3.65)

Laminate flooring, flat plastered and coved ceiling, power points, Upvc window, radiator, T.V point.

En-Suite Shower Room

Ceramic tiled flooring, quality shower suite comprising of an over sized fully tiled shower cubicle, low level W.C, pedestal sink, heated towel rail, Upvc window, shaver socket, flat plastered and coved ceiling, spot lighting, extractor fan.

Bedroom 2 11'5" x 8'5" (3.48 x 2.58)

Laminate flooring, Upvc window, radiator, flat plastered and coved ceiling, power points, T.V point.

Bedroom 3 7'6" x 9'4" (2.31 x 2.86)

Laminate flooring, Upvc window, radiator, power points, T.V point, flat plastered and coved ceiling.

Bedroom 4 7'6" x 8'5" (2.31 x 2.58)

Laminate flooring, power points, radiator, Upvc window, flat plastered and coved ceiling.



Family Bathroom

Ceramic tiled flooring, quality fitted bathroom suite comprising of a panel bath, low level W.C, pedestal sink, tiled splash backs, full length heated towel rail, Upvc window, flat plastered and coved ceiling, extractor fan.

Tenure And Services

Council Tax Band - D
Mains Electric Gas And Drains
Freehold

Outside To The Rear

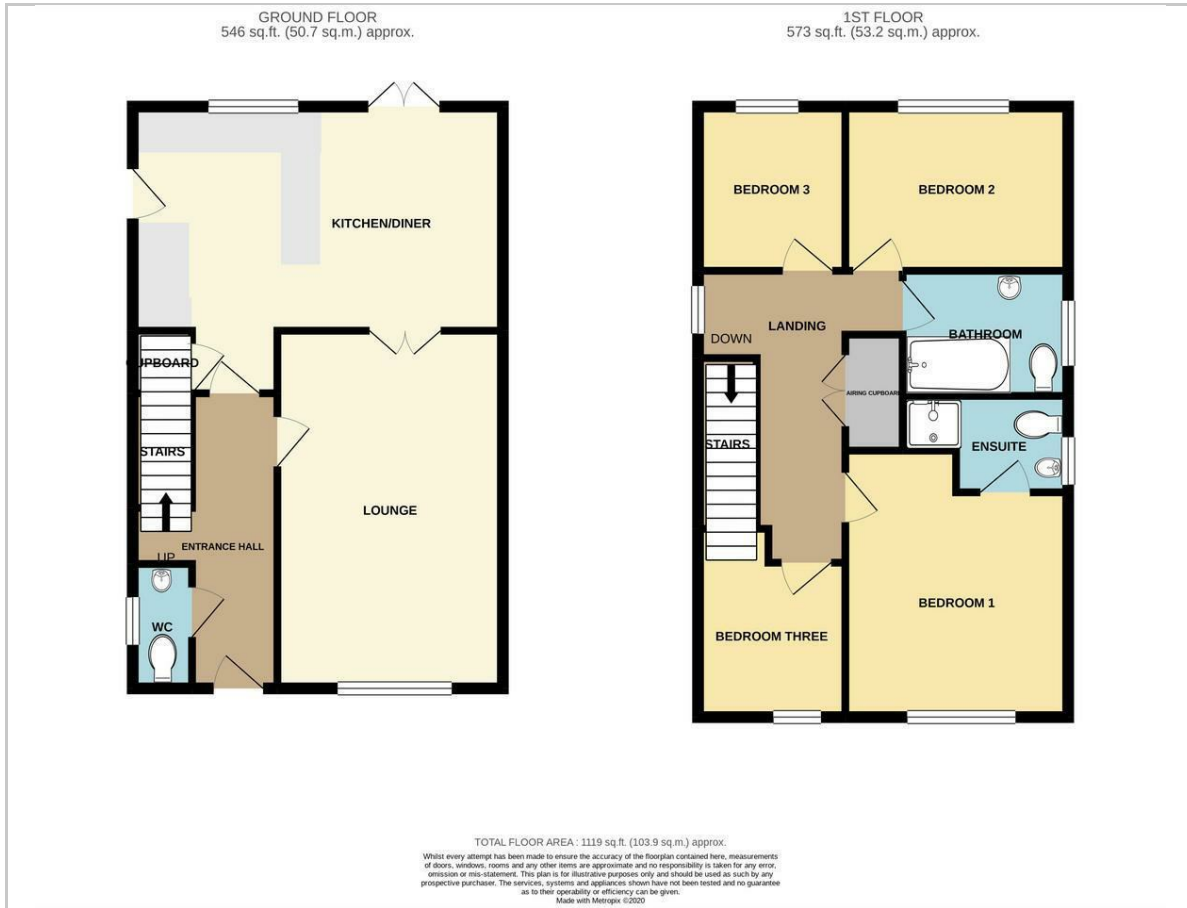
There is a fully enclosed lawned garden with a range of flower and shrub borders, patio seating area, timber and felt garden shed. enclosed by high brick walls and fencing.

Outside To The Front

There is a open plan front garden laid to ornamental stone with a brick weave footpath leading to front door. Tarmac driveway providing ample off road parking leading to a detached brick built double length garage, power points and lighting.



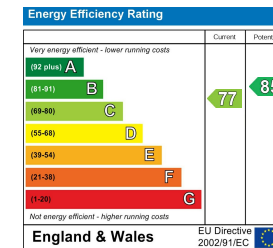
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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