



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

OFFERS IN EXCESS OF

£300,000



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

6 Rowntree Close, Parkhill Lowestoft, NR32 4GA

- OVER 1,100 sq ft of LUXURY LIVING
- LINK DETACHED HOME
- ENSUITE MASTER
- CONTEMPORARY BATHROOMS
- CUL-DE-SAC LOCATION
- UPGRADED KITCHEN DINER
- LANDSCAPED GARDEN
- SOUGHT AFTER NEIGHBOURHOOD
- CLOAKROOM WC
- SEPERATE UTILITY ROOM

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

GROUND FLOOR

Hall

Step through the modern composite front door and into the hallway and begin to discover the delights of this fabulous family home. The Hallway features a tiling underfoot and a very handy large cupboard under the stairs. There are also doors leading to your Lounge, Kitchen and ...

Cloakroom WC 1.51m x 0.83m (4.95ft x 2.72ft)

Essential for the family is the Downstairs Loo! Recently upgraded with a modern Contemporary suite comprising of a close coupled WC and vanity wash hand basin with a chrome heated towel rail and LVT flooring.

Lounge 6.20m x 3.31m (20.34ft x 10.86ft)

Your light and bright Lounge features a uPVC sealed unit double glazed window to front aspect and a set of french doors to rear. There's a radiator, LVT flooring and the room is presented in modern contemporary styling.

Kitchen 6.20m x 2.48m (20.34ft x 8.14ft)

Formerly two separate rooms, your Kitchen Diner has been transformed into a super open plan space for all the family to enjoy mealtimes. A range of base, wall and larder units have been fitted to three walls complete with mat blue flat doors and square edge 'butchers block' style countertops over. Integrated appliances include an eye level microwave oven with a fan assisted oven below, gas hob with extractor hood over. Your stainless steel sink and drainer is located under one of the two uPVC sealed unit double glazed windows with rear Garden views.

At the other end, ample space is provided for a family dining suite, another uPVC sealed unit double glazed window to front aspect, radiator, a personal door to your Garage and the whole floor is tile effect LVT. Another door leads you into your ...

Utility Room 1.80m x 1.50m (5.91ft x 4.92ft)

Ample space is available for your 'American style' fridge freezer and plumbing and space for your automatic washing machine. Your back door leads you out to your rear Garden.

FIRST FLOOR

Landing

At the top of the carpeted stairs, your landing features a fitted carpet and doors leading off to all four bedrooms and the family bathroom. Loft access is available from here.

Master Bedroom 3.34m x 3.32m (10.96ft x 10.89ft)

The master bedroom is located at the rear of the property and features double wardrobes, fitted carpet, radiator, a uPVC sealed unit double glazed window which has views of your rear garden and a door which leads you through to your very own.....

Ensuite

1.96m x 1.61m (6.43ft x 5.28ft)

The perfect start to every day in your very own Ensuite. Recently upgraded with a contemporary suite comprising of a low level WC, sink and glass shower cubicle. Modern waterproof wall, LVT flooring, a heated towel rail features as does an opaque uPVC sealed unit double glazed window.

Bedroom Two 3.31m x 2.47m (10.86ft x 8.10ft)

Bedroom two is situated at the rear of the property and features a fitted carpet, radiator and a uPVC sealed unit double glazed window which has views of your rear garden

Bedroom Three 3.34m x 2.75m (10.96ft x 9.02ft)

Situated at the front of the property and a uPVC sealed unit double glazed window to front aspect. This room features a built in single wardrobe, fitted carpet and radiator.

Bedroom Four/Study 2.50m x 1.90m (8.20ft x 6.23ft)

This space, nestled in the front corner of the property, is ideal for either a small bedroom, nursery or a place to come and study quietly. This room features a fitted carpet and a uPVC sealed unit double glazed window.

Bathroom 6' 5" x 6' 0" (1.96m x 1.85m)

Another upgraded modern contemporary room with a suite comprising of a white panel bath with shower over, vanity wash hand basin and close coupled WC. Vinyl is laid to floor, an opaque uPVC sealed unit double glazed window and chrome heated towel rail radiator all feature.

OUTSIDE

Front Garden and Driveway

This very attractive property has an equally attractive front aspect to it. Maintenance free shingle and paving has been laid and a brickweave driveway leads to you garage and gives ample parking for your vehicle.

Garage

One of the very unique features to this property is the drive-thru garage. Designed to take your vehicle right through to your rear garden if required. Two up-and-over garage doors are featured, power and light.

Rear Garden

This spacious rear garden is enclosed by fence and has been landscaped with interesting zones. There's a patio adjacent to the rear of the property, perfect for those barbecues or even a spot of alfresco dining. The garden also features shingled areas, a pergola and an array of mature trees, shrubs and plants. Your rear driveway is another unique feature to this family home.

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 MISEDSCRIPTIONS 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.



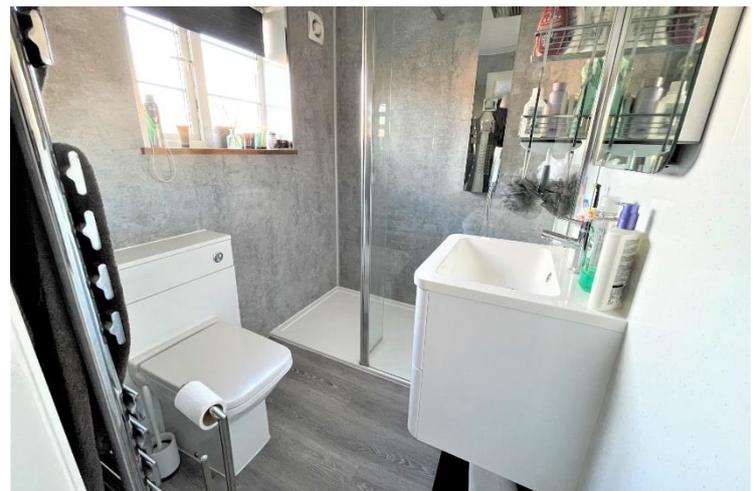
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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.



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.



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.

FOUR BEDROOMS - CUL-DE-SAC LOCATION - PARKHILL

We are delighted to offer for sale this beautifully presented link-detached family home on the ever popular Parkhill development to the north of Lowestoft. The current Owners have updated with many new upgrades including an 'open-plan' Kitchen Diner, contemporary Bathrooms and quality floor coverings throughout. Your accommodation comprises of the aforementioned Kitchen Diner, separate Utility, Lounge and Cloakroom WC on the ground floor, while upstairs your Ensuite Master Bedroom, three others and stunning family Bathroom. There's unique drive-through Garage and Driveway. **This is a beautiful family home and has over 1,100 sq ft of living space.**

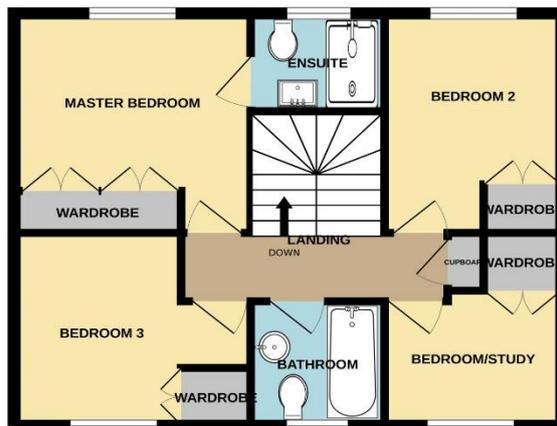
LOCATION AND AMENITIES

One of the most sought after locations in the area, Rowntree Close branches off Townsend Way which is situated just off Bentley Drive on the north side of Lowestoft. Perfect for a range of amenities such as a 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 closeby.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



6 ROWNTREE CLOSE, PARKHILL

TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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.
Made with Metropix ©2023

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.