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1 Roydon Way Oulton, NR32 4RT

- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- STUNNING KITCHEN
- NEW CONTEMPORARY BATHROOM
- SOUGHT AFTER CUL-DE-SAC LOCATION
- MANY NEW UPGRADES
- CUL-DE-SAC LOCATION
- DOUBLE GLAZED THROUGHOUT
- GARDEN & GARAGE
- CLOAKROOM WC

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 1.64m x 1.35m (5' 5" x 4' 5")

Through the modern part-glazed front door into the Hallway of your beautiful new home. An extra uPVC sealed unit double glazed window beams an abundance of daylight in and a door leads you into your Lounge and Cloakroom. All there is to do is kick off your shoes, hang up your coat and relax in your new home.

CLOAKROOM WC 1.35m x 1.00m (4' 5" x 3' 3")

Essential for the growing family, your downstairs loo is modern and contemporary in design and features corner wash hand basin and low-level WC. There's an opaque uPVC sealed unit double glazed window, tiles floor and a heated towel rail radiator finish the fresh clean look.

LOUNGE 5.00m x 3.22m (16' 5" x 10' 7")

Located at the front part of the house, your contemporary styled Lounge features a large uPVC sealed unit double glazed window, contemporary vertical radiator, your carpeted staircase leads you up to all first-floor rooms, there's also a handy understair cupboard. An 'open plan' opening leads you in to your ...

DINING ROOM 2.58m x 2.71m (8' 6" x 8' 11")

Located perfectly between your Lounge and Kitchen, your Diner features laminate flooring, radiator and uPVC sealed unit double glazed french doors lead you out to your rear Conservatory and an opening to your ...

KITCHEN 2.95m x 2.68m (9' 8" x 8' 10")

Recently upgraded and packed with integrated appliances, your stunning modern contemporary Kitchen features a range of base and wall units fitted to all four walls complete with flat grey doors and drawers and a square edge worktop over. There's a stainless-steel sink and drainer is situated under your uPVC sealed unit double glazed window with views out to your rear Garden. Integrated appliances include a ceramic hob with extractor over, double eye level oven, microwave and tall fridge freezer. White tiling has been applied as a splashback and ceramic tiling also laid to floor and a handy larder cupboard also features. Your back door leads you outside.

CONSERVATORY 2.80m x 2.70m (9' 2" x 8' 10")

Constructed of uPVC sealed unit double glazing over a brick base, your Garden Room features a radiator and ceramic tiled floor.

FIRST FLOOR

LANDING

At the top the stairs, your carpeted Landing features a uPVC sealed unit double glazed window, loft access and doors leading off to all first floor rooms.

BEDROOM 1 3.66m x 3.20m (12' x 10' 6")

Located at the front part of the property, your Master Bedroom features a uPVC sealed unit double glazed window, radiator and laminate floor.

BEDROOM 2 3.58m x 2.13m (11' 9" x 7')

A Good sized double with a uPVC sealed unit double glazed window to rear Garden views, built in wardrobe, laminate floor and radiator.

FAMILY BATHROOM 2.00m x 1.70m (6' 7" x 5' 7")

Recently upgraded, your modern and contemporary Bathroom features a suite comprising of a 'L' shaped bath with shower over and screen over, low level WC and vanity wash hand basin. There's a heated towel rail radiator and opaque uPVC sealed unit double glazed window. Ceramic tiling has been applied to floor and walls. Wallow in luxury!

BEDROOM 3 2.00m x 1.10m (6' 7" x 3' 7")

Another good size Bedroom with a uPVC sealed unit double glazed window to front aspect, laminate floor and radiator. There's also a handy 'overstair' cupboard.

OUTSIDE

FRONT GARDEN

As you face a pedestrian path, you are tucked away and very private. The whole front Garden has been laid to lawn, there's a path leading to your front door and a gate to your ..

REAR GARDEN

Completely enclosed by wall and very private, your rear Garden features a timber decking area, perfect for sitting out, a barbeque or maybe a spot of alfresco dining. Mainly laid to lawn and there's personal door leads to your ...

GARAGE

Your brick-built Garage with a vehicular door, power and light. Parking also available.

Council Tax

Great Yarmouth Council - Band B

SUMMARY

So many upgrades in this beautifully spacious family home. Recently upgraded Kitchen, brand new Bathroom, freshly plastered ceilings and excellently presented throughout. All there is to do is move in, unpack and enjoy in your new home.

To view, call us now as this property is priced to sell, be quick, it won't be around for long.

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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A BEAUTIFULLY PRESENTED and MUCH IMPROVED THREE BED SEMI

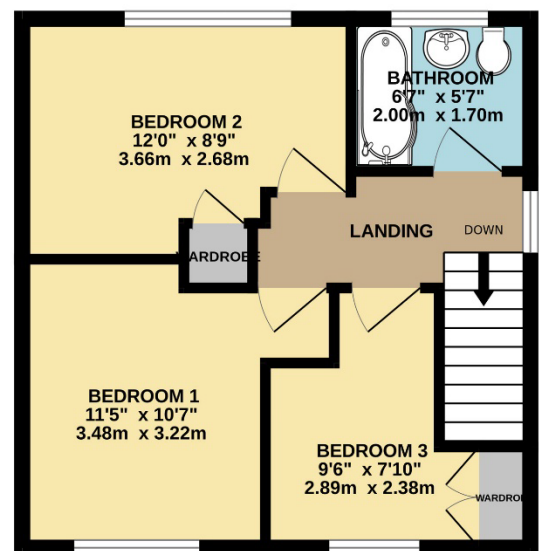
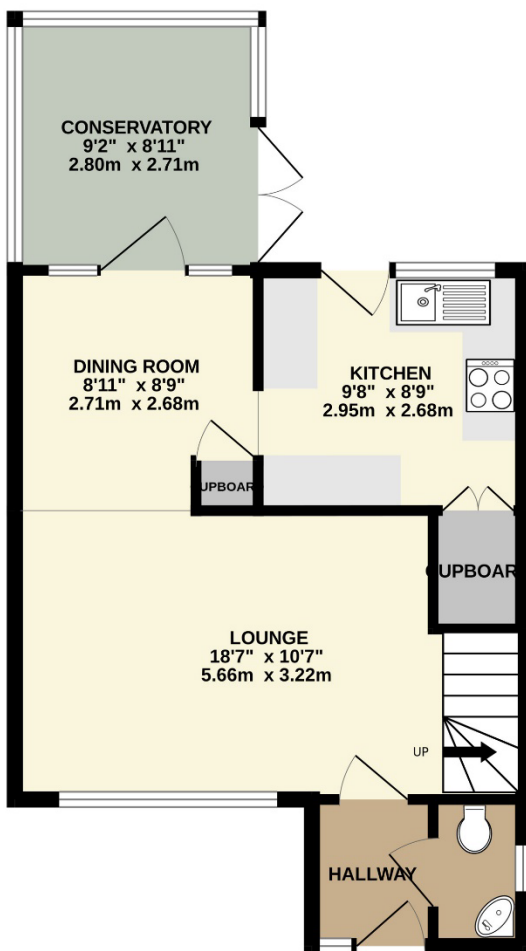
This lovely three Bedroom modern contemporary family home is being offered for sale in a sought-after Cul-de-Sac location in Oulton. Your accommodation comprises of a Lounge 'Open-Plan' to your Dining Room, recently upgraded contemporary Kitchen packed with Appliances, Cloakroom WC and Conservatory, while upstairs three good size Bedrooms and beautifully upgraded family Bathroom. All this with the creature comforts of gas central heating and double-glazed windows throughout. Come take a look, you won't be disappointed!

MANY NEW UPGRADES AND PRICED TO SELL

LOCATION & AMENITIES

You will find Roydon Way at the end of Holton Avenue in the village of Oulton Broad and is convenient for a range of local shops, schools with the hustle and bustle of Lowestoft town centre with High Street branded shops, the beautiful sandy beach and seafront only a couple of miles away the wonderful Oulton Broad village with its beautiful park, broad and super restaurants a mile down the road.

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



1 ROYDON WAY, LOWESTOFT

TOTAL FLOOR AREA: 841 sq.ft. (78.2 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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