

OFFERS IN EXCESS OF

£360,000



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23 Quinnell Way, Parkhill, Lowestoft, NR32 4WL

- CUL-DE-SAC LOCATION
- FIVE BEDROOM OPTION
- MASTER ENSUITE BEDROOM
- BEAUTIFULLY PRESENTED
- MANY NEW UPGRADES
- SOUGHT AFTER NEIGHBOURHOOD
- PRIVATE REAR GARDEN
- LOG BURNING STOVE
- SEASIDE TOWN LOCATION
- OVER 1,300 SQ FT OF LUXURY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Entrance Hall

Through the contemporary composite front door into the Hallway of your beautiful new home. Quality 'Karndean' flooring is laid underfoot, there's a radiator and your carpeted staircase leads you to all first-floor rooms. There's a handy storage cupboard below and doors lead off to your Lounge, Kitchen and ...

Cloakroom WC 2.00m x 0.90m (6' 7" x 2' 11")

An absolute must with family homes. This Cloakroom features a suite comprising of a low-level WC and wash hand basin. A radiator keeps it warm, 'Karndean' is laid to floor and an opaque uPVC sealed unit double glazed window also features.

Lounge 4.96m x 3.28m (16' 3" x 10' 9") narrowing to 2.75m

Your cosy yet spacious Lounge features a uPVC sealed unit double glazed window allowing in floods of daylight, there's a radiator, a sumptuous fitted carpet and contemporary log burning stove, perfect to relax in front of on a cold winters night. Glazed double doors lead you in to your ...

Dining Room 2.75m x 2.66m (9' x 8' 9")

Located perfectly between your Lounge and Kitchen the Dining room has ample space for a large dining table, perfect for a big family to sit round or even a dinner party. A set of French doors lead you out and allows beautiful views over your rear Garden, there's a radiator, fitted carpet and a door leads you to your ...

Kitchen 5.29m x 3.00m (17' 4" x 9' 10") max

Your stunning Kitchen features a range of base and wall units fitted to four walls complete with modern contemporary 'shaker' style doors and drawers and square edge worktops over. Integrated appliances include a Neff gas hob with extractor over and an AEG eye level double oven opposite. There's also a tall fridge freezer and ample space is provided for your automatic washing machine and dishwasher. Your composite one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window and a Water Softening system is installed below. Your back door leads you out to your rear Garden, there's a radiator, the 'Karndean' flooring extends through here and An opening leads you into ...

Utility Room 2.45m x 2.30m (8' x 7' 7")

Formerly the integral Garage in this beautiful home, a professional conversion has taken place allowing an extension to the Kitchen. A range of larder units allows even more storage and another door leads into ...

Bedroom 5 / Home Office / Playroom 3.20m x 2.45m (10' 6" x 8')

This very versatile room has many potential uses. If you require an extra Bedroom, this is perfect, alternatively, many people work from home as this is a super Home Office or even a safe haven for the kids to play... You decide. There's a uPVC sealed unit double glazed window allowing plenty of daylight, a fitted carpet and radiator.

FIRST FLOOR

Landing

At the top of the stairs, the landing features your airing cupboard, there's a fitted carpet and doors leading off to all

Bedrooms and family Bathroom. You can access your loft from here which is boarded, power and light included.

Master Bedroom 3.68m x 3.40m (12' 1" x 11' 2") max

Your beautiful Master Bedroom features a sumptuous fitted carpet, fitted wardrobes, radiator and a uPVC sealed unit double glazed window overlooks the front.

Ensuite 2.30m x 1.90m (7' 7" x 6' 3")

The perfect place to start and end your day is your very own Ensuite. A suite comprising of shower cubicle, low level WC and vanity wash hand basin. Contemporary waterproof coverings to walls, tiles to floor, heated towel rail radiator and an opaque uPVC sealed unit double glazed window.

Bedroom 2 3.22m x 3.20m (10' 7" x 10' 6") max

A double Bedroom with fitted wardrobes and a uPVC sealed unit double glazed window to rear aspect. Fitted carpet and radiator also feature.

Family Bathroom 2.08m x 2.08m (6' 10" x 6' 10")

Another room completely upgraded with a modern contemporary suite comprising of a panel bath with shower and screen over, vanity wash hand basin and low-level WC. Beautiful tiling to walls and floor, aquaboard around bath, towel rail radiator and an opaque uPVC sealed unit double glazed window.

Bedroom 3 3.48m x 2.50m (11' 5" x 8' 2")

A uPVC sealed unit double glazed window to front aspect, radiator, fitted carpet and a fitted wardrobe also feature.

Bedroom 4 2.86m x 2.50m (9' 5" x 8' 2")

The smallest of the four is still a good sized double with a fitted wardrobe, radiator and a uPVC sealed unit double glazed window overlooks your rear garden.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here with a huge brickweave driveway leading down to your front door and a gate to your rear Garden. Ample parking for two vehicles.

Council Tax

East Suffolk Band 'D'

Rear Garden

Tucked away and very private, your rear Garden is enclosed by fence and mainly laid to artificial lawn with suntrap patios, while to adjacent to the rear of the house a stunning timber decked area is perfect for sitting out, a family barbeque or even a spot of alfresco dining. There's also an outside tap and two power points.

SUMMARY

A beautiful example of an executive detached property with five bedrooms and many new upgrades in possibly one of the best locations on Parkhill. Tucked away, very private and benefitting from plenty of parking and a stunning private rear Garden.

To view, call us on the number on page one of this brochure.



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.



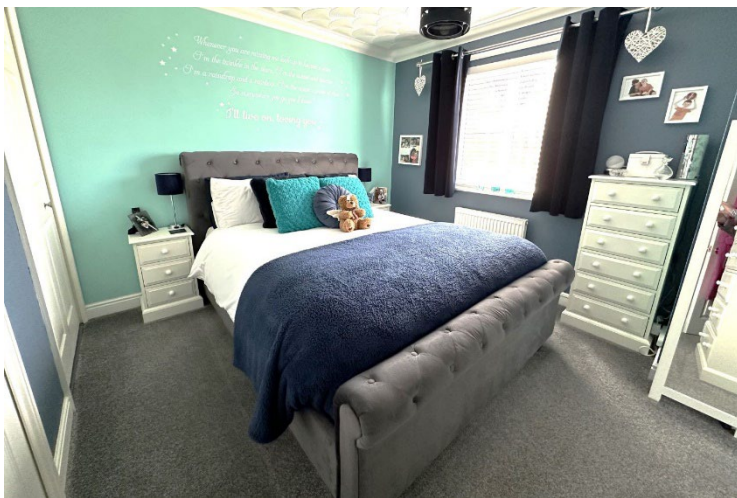
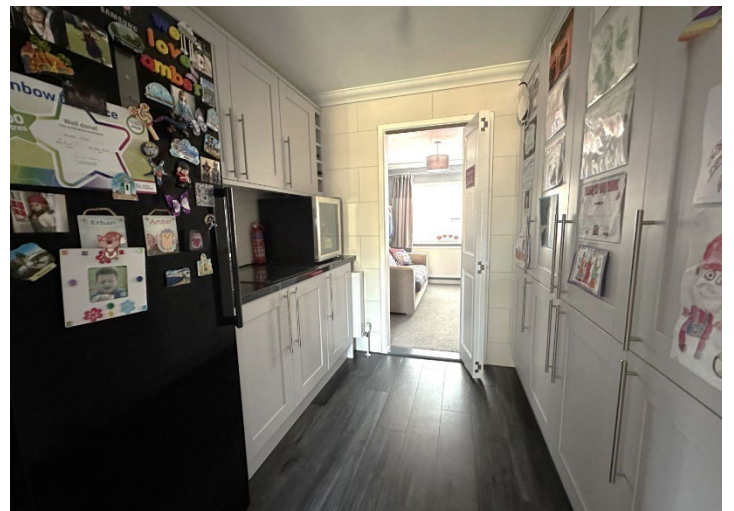
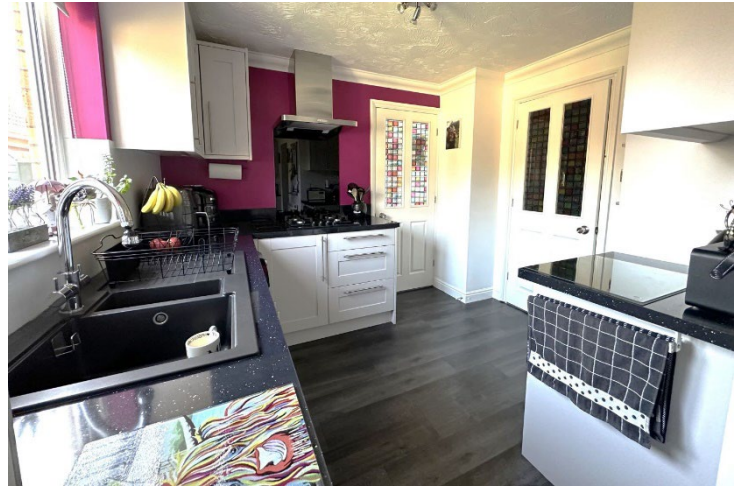
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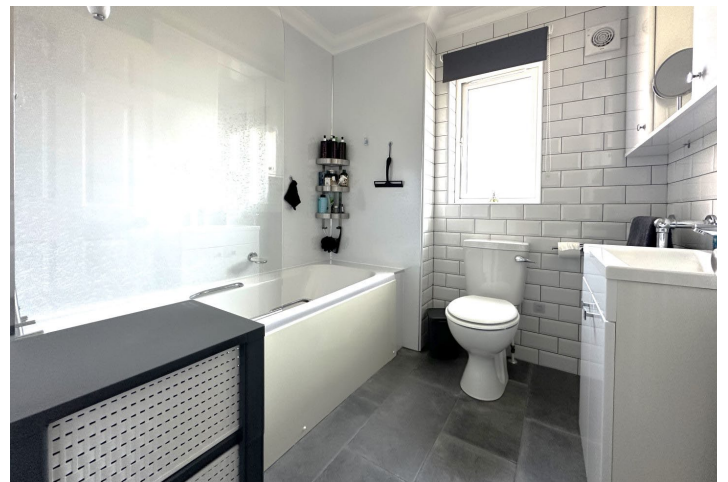
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A BEAUTIFUL EXECUTIVE DETACHED PROPERTY in a PRIME LOCATION on PARKHILL

Tucked away toward the end of the Cul-de-Sac of Quinnell Way stands this magnificent 4/5 Bedroom executive style family home. Many new upgrades including a Garage Conversion creating your very own extra Bedroom, Home Office or Playroom. Your accommodation comprises of a stunning fitted Kitchen with separate Utility, large Lounge including a log burning stove, separate Dining Room and Cloakroom WC. A Master Ensuite Bedroom, family Bathroom and three further double Bedrooms are available upstairs. The property is in excellent decorative order with quality floor coverings throughout and excellently located Simply move in, unpack and enjoy quality living this Summer in your superb family home with over 1,300 sq ft of luxury.

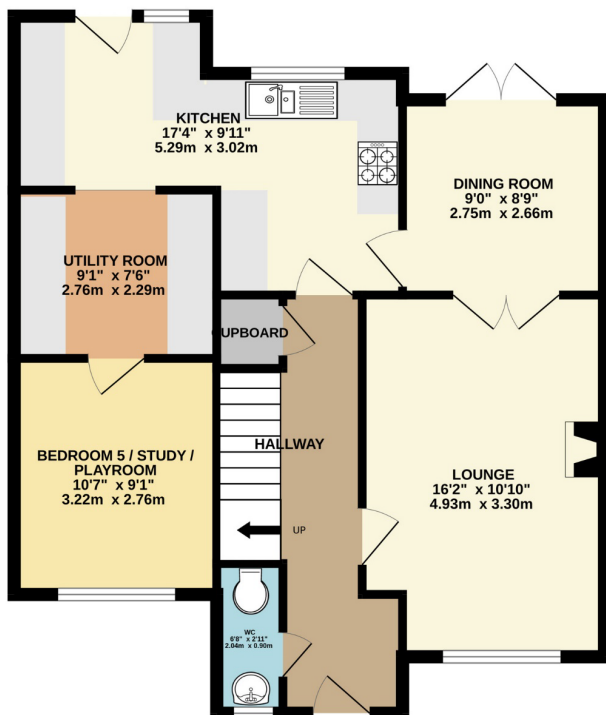
QUIET & PEACEFUL LOCATION - EXCELLENTLY PRESENTED

LOCATION AND AMENITIES

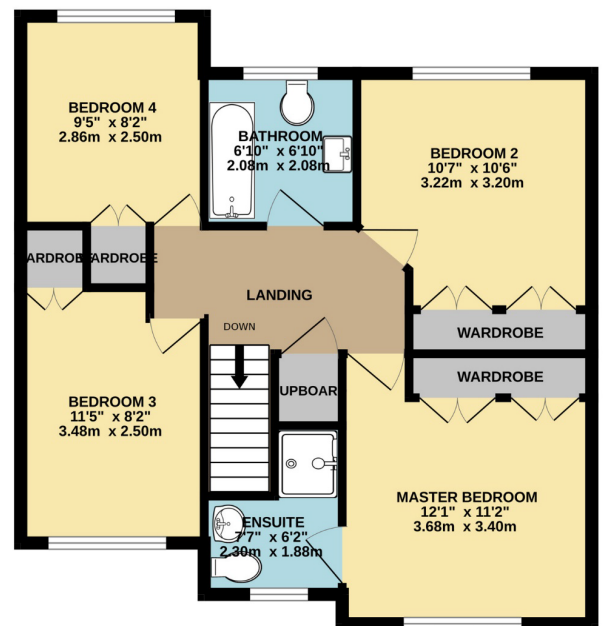
Number 23 is situated on Quinnell Way toward the end of the Cul-de-Sac which in turn is adjacent to Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as a Tesco and Aldi superstores, Harvester and Beefeater restaurants are within half a mile and being close to the 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: The 'One Online' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



23 QUINNELL WAY, LOWESTOFT

TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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