

**£225,000**



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## 19 Wainwright Close, Parkhill Lowestoft, NR32 4WG

- TUCKED AWAY CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED
- CONSERVATORY TO REAR
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER NEIGHBOURHOOD
- 'OPEN-PLAN' KITCHEN DINER
- NO ONWARD CHAIN
- OFFROAD PARKING
- INVESTMENT OR FIRST TIME BUY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Porch** 1.39m x 1.22m (4' 7" x 4')

Enter through the modern part-glazed front door into the Porch of your beautiful new home. Light and bright due to a uPVC sealed unit double glazed window. There's a fitted carpet, a radiator and a door leading into your Lounge. There's nothing left to do here, simply kick off your shoes, hang up your coat and enjoy quality life in your new home.

#### **Lounge** 5.48m x 3.74m (18' x 12' 3") plus bay

Your huge 18ft Lounge features a bay with uPVC sealed unit double glazing to front aspect and another to side allowing plenty of daylight in. Two radiators maintain the temperature, there's a fitted carpet and your staircase leads you up to all first-floor rooms. A part-glazed door leads to into your ...

#### **Kitchen Diner** 3.74m x 3.00m (12' 3" x 9' 10")

Your lovely Kitchen diner is 'open-plan' with two halves. Your Dining area provides plenty of space for a dining table, it features a radiator and patio doors leading into your Conservatory.

On the Kitchen side, a range of base and wall units are fitted to three walls complete with traditional 'oak' style doors and drawers with a roll edge worktop over. Integrated appliances include a gas hob with extractor hood over and oven below, while there is plenty of space provided for your tall fridge freezer and automatic washing machine. Your stainless-steel sink is located under your uPVC sealed unit double glazed window which looks out into your Conservatory and Garden beyond. Your central heating boiler is also located here and a vinyl floor covering is laid underfoot..

#### **Conservatory** 3.74m x 2.75m (12' 3" x 9')

The perfect place to sit and unwind with panoramic views over your rear Garden through the uPVC sealed unit double glazed windows. Power and light are included, there's a tiled floor and a French door leads you outside.

### FIRST FLOOR

#### **Landing**

At the top of the stairs, your Landing features a radiator, fitted carpet and doors lead off to all first floor rooms.

#### **Bedroom 1** 3.74m x 3.00m (12' 3" x 9' 10") narrowing to 2.36m

Located at the rear of the property with a uPVC sealed unit double glazed window, radiator and fitted carpet.

#### **Bedroom 2** 3.74m x 3.38m (12' 3" x 11' 1") narrowing to 2.69m

A uPVC sealed unit double glazed window provides front aspect views, there's a handy 'over-stair' cupboard, fitted carpet and radiator.

#### **Bathroom** 2.37m x 1.71m (7' 9" x 5' 7")

A suite comprises of a panel bath, pedestal sink and low level WC while an opaque uPVC sealed unit double glazed window allows plenty of natural daylight in. There's also a vinyl floor covering and radiator.

### OUTSIDE

#### **Front Garden & Driveway**

A unique plot, tucked away provides a corner location with an attractive walled front garden mainly laid to shingle, while a path leads you to a gate to your rear Garden.

Opposite provides ample off-road parking for two vehicles.

#### **Rear Garden**

Completely enclosed and very private, your Rear Garden is mainly laid to lawn with borders packed with mature plants and shrubs. There's a timber shed and a patio, perfect for sitting out or even a spot of alfresco dining.

#### **Council Tax**

Great Yarmouth Band B

#### **EPC TBA**

### SUMMARY

If you are a first time buyer looking to get on the ladder, downsizing or an investor looking for your next 'buy-to-let', consider this one. A unique location and very private set in a sought after Parkhill cul-de-sac neighbourhood.

To view, simply call us on the numbers 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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# MODERN PROPERTY - TWO BEDROOMS - CUL-DE-SAC LOCATION - PARKHILL

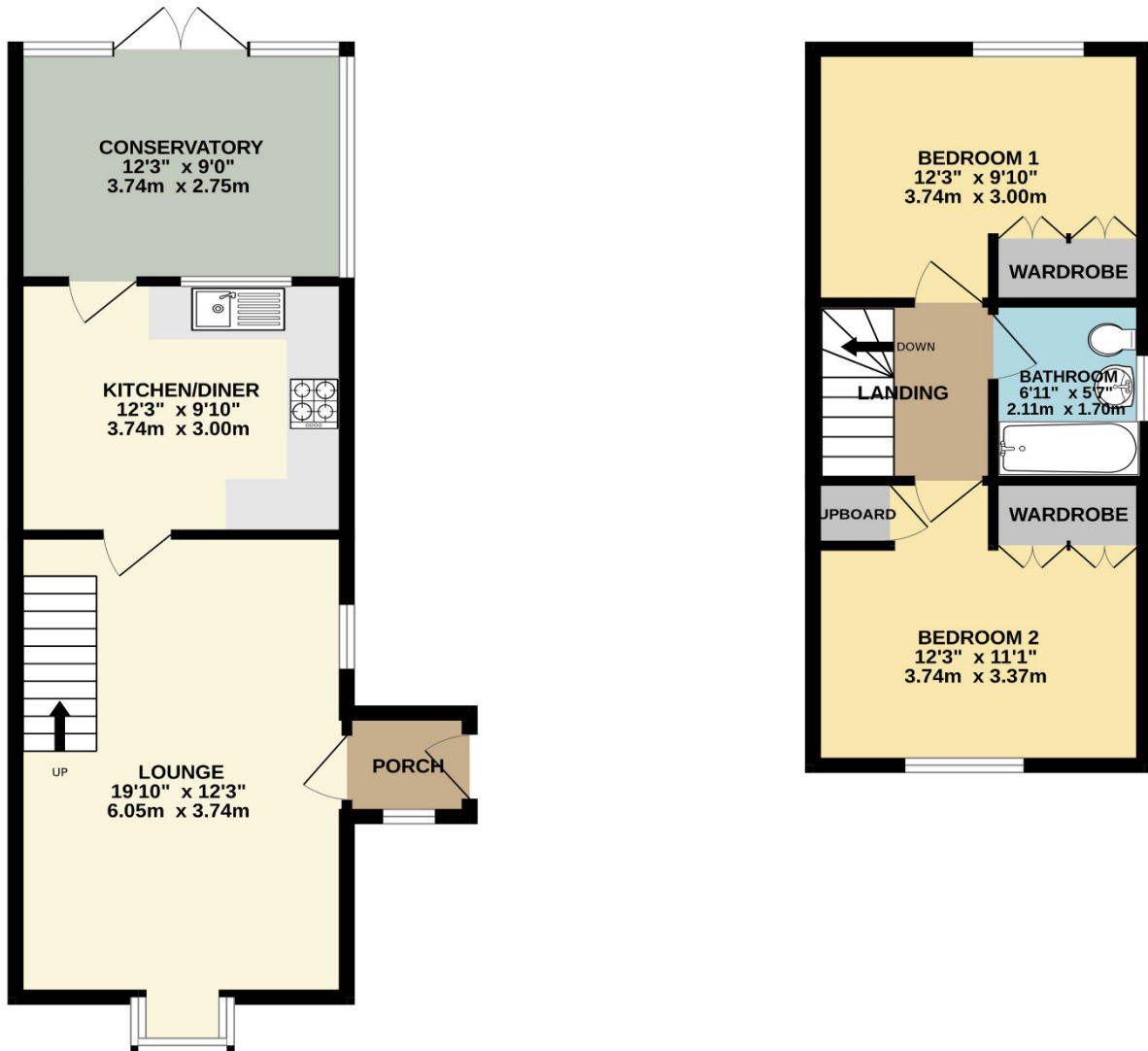
An excellent opportunity to own this 'end of three' starter home set in a peaceful cul-de-sac location on the prestigious Parkhill development. Excellently presented, this property has an entrance porch, open plan style Kitchen Dining room, stunning Conservatory and Lounge. Upstairs, two double Bedrooms and your family Bathroom. There's parking available and a lovely private enclosed rear garden. All this at a very realistic price.

**OVER 800 SQ FT OF LIVING | CHAIN FREE**

## LOCATION AND AMENITIES

Wainwright Close is a Cul-de-Sac just off Howley Gardens in turn off Bentley Drive which is to the north of Lowestoft. A very attractive development and convenient for a range of amenities such as a Tesco superstore, Harvester and Beefeater restaurants are within a quarter of 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](mailto:info@one-estates.co.uk)**



19 WAINWRIGHT CLOSE, LOWESTOFT

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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