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Gorleston 01493 658854

£375,000



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2 Verdure Close Lowestoft, NR32 4WR

- OVER 1,360 SQ FT
- TWO STOREY BUNGALOW
- SOUGHT AFTER NEIGHBOURHOOD
- GROUND FLOOR TRIPLE GLAZING
- BEAUTIFUL REAR GARDEN
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR ENSUITE
- GARAGE & DRIVEWAY
- IMPOSING HALLWAY
- CORNER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.90m x 3.35m (12' 10" x 11')

Enter through the part glazed front door into this beautifully presented family home. A stunning first impression here, open plan, you could even utilise this space as a Dining Room and its big enough for a grand piano! Light and bright due to the uPVC sealed unit triple glazed window, doors lead off to all ground floor rooms, there's two storage cupboards and your timber staircase leads you up to all first-floor rooms. LVT is laid underfoot and a radiator maintains an even temperature.

Lounge 4.50m x 3.35m (14' 9" x 11')

Located to the rear of the bungalow, your Lounge features a patio doors to your Conservatory and views to your Garden beyond, there's a wood floor, a radiator and rustic log burner to cosy up to on those winter nights.

Conservatory 3.00m x 3.43m (9' 10" x 11' 3")

Constructed to uPVC sealed unit floor-to-ceiling double glazing, this room allows your Garden inside. Power is installed and a ceramic tiled floor (beneath the carpet) is also featured.

Kitchen Breakfast 4.50m x 3.00m (14' 9" x 9' 10")

A range of base and wall units are fitted to all four walls complete with traditional oak style doors and drawers with a roll-edge worktop over. A breakfast bar has been created and ample space is provided for your fridge freezer, automatic washing machine and cooker. A ceramic sink and drainer including water softener is located under your uPVC sealed unit triple glazed window, there's a radiator, ceramic tiling (beneath the carpet tiles) and your back door leads you outside.

Bedroom 1 3.00m x 4.26m (9' 10" x 14') *narrowing to 4.00m*

Across the Hallway, Bedroom 1 features a uPVC sealed unit triple glazed window, radiator and laminate floor. A door leads you in to your...

Ensuite 2.11m x 0.96m (6' 11" x 3' 2")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. A suite comprises of a shower cubicle, wash hand basin, low level WC and an opaque uPVC sealed unit triple glazed window allows plenty of daylight. There's also a tiling applied to walls and floor and a radiator featured.

Bedroom 2 3.37m x 3.13m (11' 1" x 10' 3")

Another good sized ground floor double features a laminate floor, radiator, built in wardrobe and a uPVC sealed unit triple glazed window.

Bathroom 2.17m x 2.00m (7' 1" x 6' 7")

Your half tiled a suite comprises of a panel bath, pedestal sink and low-level WC. There's an opaque uPVC sealed unit triple glazed window, radiator and laminate floor.

FIRST FLOOR

Landing

At the top of the stairs, your 'gallery' style landing features a 'Velux' style rooflight allowing an abundance of daylight in, a large storage cupboard and doors leads off to Bedroom 4, your Shower Room and

Bedroom 3 4.50m x 3.50m (14' 9" x 11' 6")

This large double oozes with character and features a uPVC sealed unit double glazed window, 'Velux' style rooflight, fitted carpet and radiator.

Shower Room 3.75m x 1.47m (12' 4" x 4' 10") *narrowing to .75m*

A large walk-in shower area is featured, plus a vanity wash hand basin and WC. There's also a 'Velux' rooflight, tiled floor and radiator.

Bedroom 4 3.25m x 3.50m (10' 8" x 11' 6")

A uPVC sealed unit window, 'Velux' rooflight, fitted carpet, radiator and large storage cupboard all included in Bedroom 4.

OUTSIDE

Front and side Garden

Pristine and Maintenance free, your front Garden is mainly laid to brickweave and a path leads you to your side gate.

Driveway and Garage

Your asphalt driveway leads to your front door and to a large wrought iron gate which leads you to your Garage. Your oversized garage features plenty of eaves storage, there's a personal door, power and light.

Rear Garden

Fully enclosed by fencing and a wavy wall, it is very private and like the front garden, maintenance free. Brickweave has been laid to ground plus borders are packed with mature plant and shrubs. A patio has also been laid ideal for outside entertaining, barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Band D

SUMMARY

If you in the market for a bungalow, however need that extra space for guests for family members, then look no further. Boasting over 1,360 sq. ft of living, there's certainly plenty of living space here.

Excellent presented with that imposing Hallway, triple glazing, a burglar alarm, log burner to name a few extras, plus that lovely private rear Garden to enjoy this Summer. All this in a convenient location, simply call us on the number on page one of this brochure to view.



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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BEAUTIFULLY PRESENTED | FOUR BEDROOMS | TWO STOREY BUNGALOW

Located in the very popular Park Meadows development of Lowestoft nestles this superb 'Badger built' detached 'chalet' style Bungalow. This superb family home has all the usual creature comforts of gas central heating and has been upgraded to triple glazing on the ground floor. Your accommodation comprises of an imposing Entrance Hall, Lounge with log burner, Conservatory, Kitchen Breakfast Room, Bathroom and two double Bedrooms, one of which is Ensuite on the Ground Floor, while upstairs, your gallery Landing, two further double Bedrooms and Shower Room.

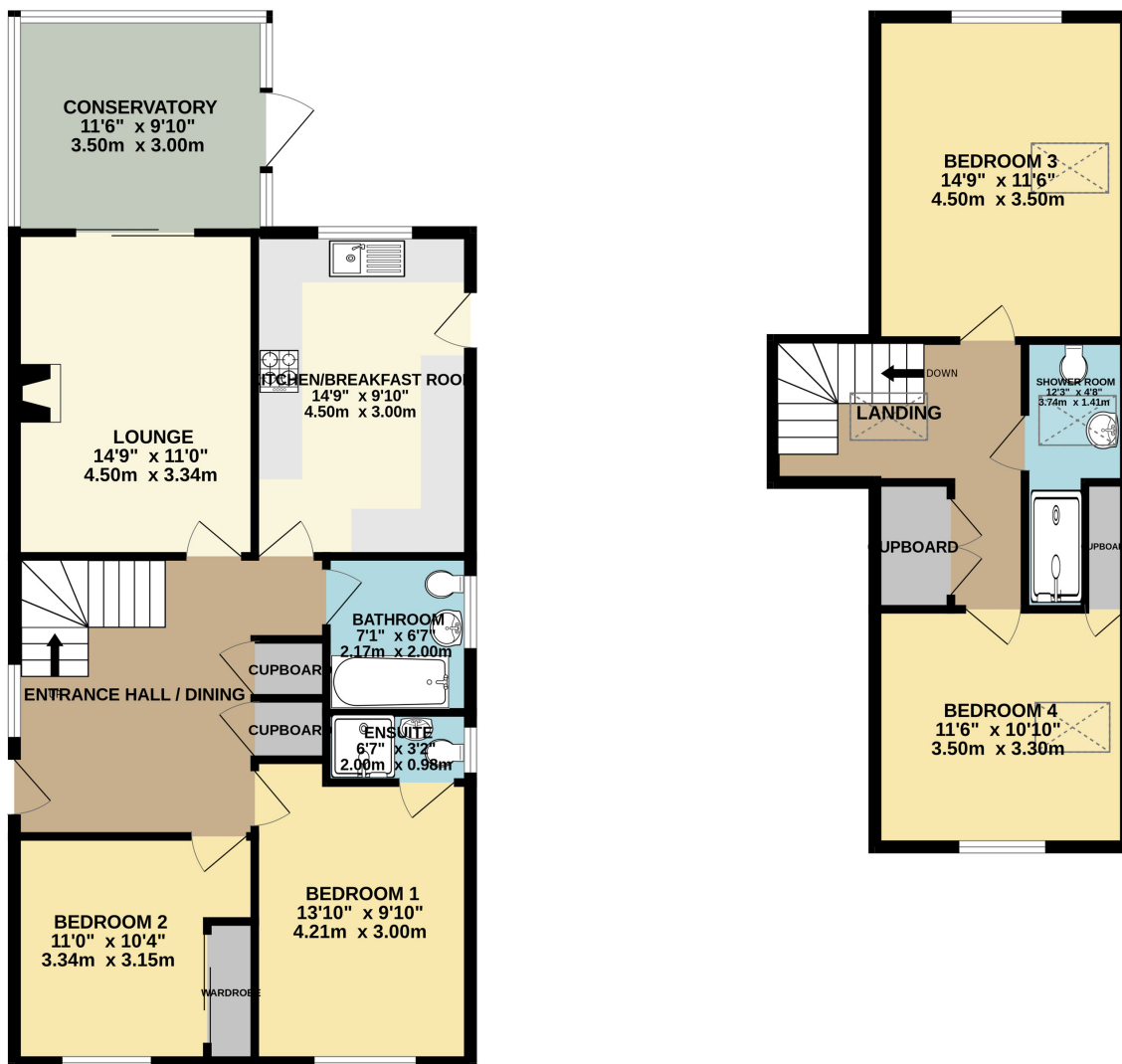
Simply move in, unpack and enjoy life in this stunning two storey home.

OVER 1,360 SQ FT OF LIVING

LOCATION AND AMENITIES

Number 2 is situated on the corner of Verdure Close and Fallowfields in the very popular and sought after Park Meadows residential development on the north side of Lowestoft. Close to the A47, Lowestoft, Great Yarmouth and the City of Norwich are easily accessible. Local amenities such as Tesco and Aldi superstores, two family restaurants and good schools are available nearby making this an ideal property for the whole family. For those sunny days, the beach and stunning Suffolk countryside are close by.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



2 VERDURE CLOSE, LOWESTOFT

TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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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