

**£400,000**



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## 48 Beeching Drive Lowestoft, NR32 4TB

- A GARDENER'S PARADISE
- SUBSTANTIALLY EXTENDED
- GARDEN ROOM TO REAR
- THREE BEDROOMS
- CENTRAL HEATING
- STUNNING CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- OVER 1,400 SQ FT OF LIVING
- DOUBLE GLAZING THROUGHOUT
- SOUGHT AFTER NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### Entrance Porch 1.38m x 2.14m (4' 6" x 7')

Through the part-glazed front door into the Entrance Porch of your stunning new home. Plenty of light is beamed in through the front windows and side 'porthole' plus a further glazed door leads you into your Hall. Simply hang up your coat, kick off your shoes and relax in your new home.

### Hall

From here, doors lead off to your Lounge and Kitchen while your carpeted staircase leads you up to all first floor rooms. There's a handy storage cupboard below, wood flooring and a radiator also feature.

### Lounge 4.48m x 3.60m (14' 8" x 11' 10") plus bay

Your Bay fronted Lounge is spacious, yet cosy and includes uPVC sealed unit double glazing overlooking your front Garden and attractive an abundance of natural daylight. There's a radiator, fireplace and wood flooring is laid underfoot.

### Kitchen Breakfast Room 6.55m x 3.04m (21' 6" x 10')

Over 21ft long, your Kitchen features a range of base and wall units fitted to two walls complete with oak doors and drawers with a granite worktop over. Integrated appliances include an electric hob with extractor over, double eye level oven and grill, dishwasher and ample space is provided for your tall fridge freezer. Your inset sink and drainer are located under a large opening looking out to your Garden Room and Garden beyond.

At the far end a set of French Doors lead out to the side Garden and has ample space for your breakfast table. Tiling is laid underfoot, two contemporary vertical radiators are featured, a door leads to your utility and glazed double doors to your ...

### Garden Room 6.10m x 3.11m (20' x 10' 2")

Over 200 sq ft has been added to this beautiful family home. Your Garden Room features two uPVC sealed unit double glazed windows and extra wide patio doors lead you out to your Garden and also offers panoramic views. Wood flooring underfoot and radiators maintain a constant temperature. The perfect place to sit and unwind or use as a grand Dining Room.

### Utility Room 2.68m x 2.68m (8' 10" x 8' 10") max

Keep all your domestic items out of the Kitchen in your Utility which features a range of units to two walls, a stainless steel sink and space for your automatic washing machine. There's a uPVC sealed unit double glazed window and your back door leads you outside. Your boiler is housed here, a radiator and tiled floor also feature. Doors lead in to your garage and ...

### Cloakroom WC 1.73m x 0.81m (5' 8" x 2' 8")

Essential for the family is the downstairs loo. There's an opaque uPVC sealed unit double glazed window and low-level WC.

## FIRST FLOOR

### Landing

At the top the stairs, your Landing features your airing cupboard, doors lead off to all first floor rooms and a unique 'porthole' style window attracts plenty of daylight.

### Master Bedroom 3.78m x 3.60m (12' 5" x 11' 10")

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

### Bedroom 2 3.60m x 2.88m (11' 10" x 9' 5")

Stunning views across your rear garden through the uPVC sealed unit double glazed window. Radiator, built in wardrobe and wood floor also feature.

### Bathroom 2.20m x 1.81m (7' 3" x 5' 11")

Your luxurious Bathroom features a suite comprising of a fully tiled shower cubicle, panel bath, vanity wash hand basin and low-level WC. Tiling is underfoot and applied to walls, there's a chrome heated towel rail and opaque uPVC sealed unit double glazed window.

### Bedroom 3 2.82m x 2.92m (9' 3" x 9' 7") narrowing to 1.92m

The smallest of the three is 'L' shaped and still a good size with a built-in wardrobe, wood floor, radiator and uPVC sealed unit double glazed window to front aspect.

### GARAGE 5.32m x 2.68m (17' 5" x 8' 10")

Attached to the property with power and light, a vehicular door and window.

## OUTSIDE

### Front Garden & Driveway

Situated towards the end of the cul-de-sac with not much passing traffic, number 48 has good curb appeal with a lawn and brickweave driveway leading down to your Garage. Access via a gate to your rear Garden is also available.

### Rear & Side Gardens

What a stunning Garden. Completely private and enclosed by fence and hedgerows with an array of mature trees, shrubs and plants. The Garden wraps around the property to both sides and is a safe haven for children to play or a gardeners paradise. Mainly laid to lawn, there are patios and suntraps make this a wonderful space to enjoy. My words do not do it justice, come see for yourself.

### Council Tax

East Suffolk Band D

## SUMMARY

Located in one of the most sought-after cul-de-sacs in Lowestoft, this substantially extended property could be your dream home. To view this lovely opportunity, simply 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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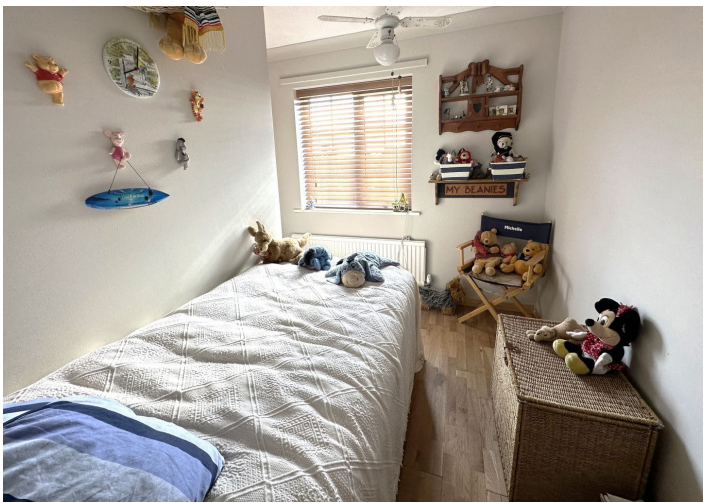




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## A SUBSTANTIALLY EXTENDED DETACHED FAMILY HOME LOCATED IN A SOUGHT AFTER CUL-DE-SAC LOCATION

We are proud to offer for sale this beautiful detached property in North Lowestoft. The house has been substantially extended to the rear and is sat on a larger than average plot toward the end of this cul-de-sac in this quiet residential neighbourhood. Your accommodation comprises of a bay fronted Lounge, 21ft Kitchen, stunning Garden Room overlooking your beautiful rear and side Gardens, Utility and WC on eth ground floor, while upstairs, three good size Bedrooms and Family Bathroom. All this with the creature comforts of gas central heating and double glazing. The private wrap around Gardens are a delight, plus there's an attached large Garage and ample Driveway.

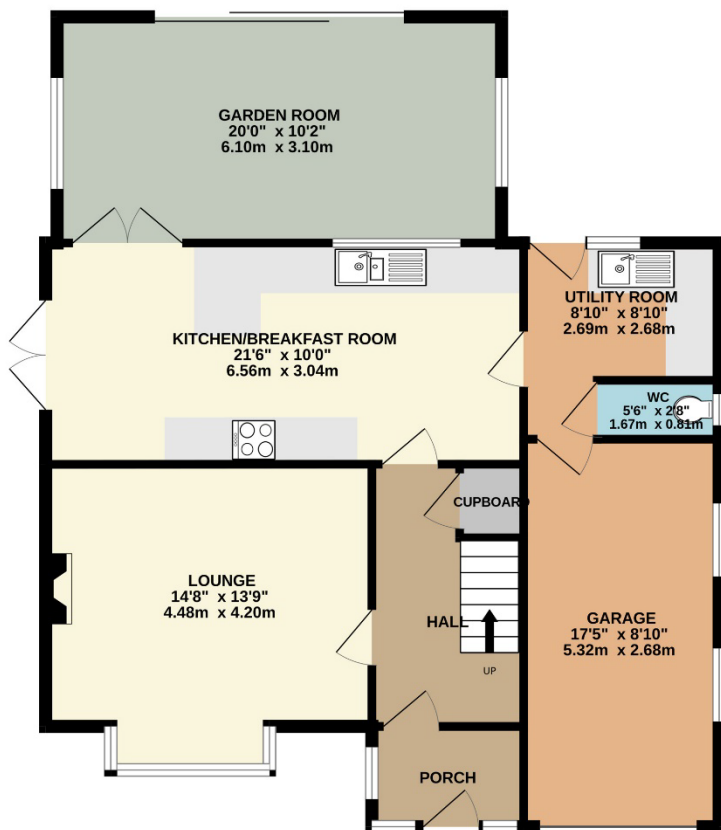
**Over 1,400 sq ft of living - CHAIN FREE**

### LOCATION AND AMENITIES

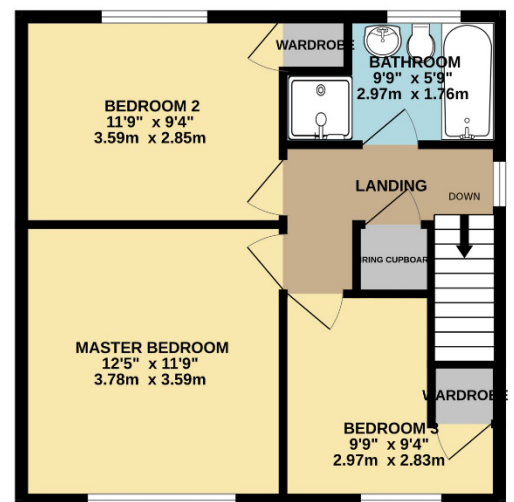
Beeching Drive branches off Corton Road which is located to the north of Lowestoft just off Yarmouth Road and runs parallel with the coast-line. One of the most easterly points in Great Britain, this property is only a stones throw from the beach and is convenient for a range of amenities such as restaurants, pubs and the lovely Sparrow's Nest Gardens. Travel a little further down Corton Road and the stunning Suffolk countryside awaits you. Within a couple of miles a Tesco superstore is located and less than a mile away is the seaside town of Lowestoft.

**Contact: Steve Newsham | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**

GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



48 BEECHING DRIVE, LOWESTOFT

TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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.

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