



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

OFFERS IN EXCESS OF:

£250,000



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

16 Guscott Close Lowestoft, NR32 4WN

- CUL-DE-SAC PARKHILL LOCATION
- MODERN & CONTEMPORARY
- RECENT KITCHEN DINER
- GAS CENTRAL HEATING
- SOUGHT AFTER NEIGHBOURHOOD
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- DETACHED GARAGE
- LARGE DRIVEWAY
- DOUBLE GLAZED THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern part-glazed front door into the hallway of this three bedroom family home. A uPVC sealed unit double glazed window allows plenty of natural daylight through, quality hard flooring underfoot and a radiator give an excellent first impression. Recently upgraded doors lead you through your Cloakroom WC and Lounge while your carpeted staircase leads you up to all first floor rooms.

Cloakroom WC 1.50m x 0.80m (4' 11" x 2' 7")

Essential for the family is the downstairs loo. Lovely and bright with an opaque uPVC sealed unit double glazed window and a suite comprising of a contemporary vanity wash handbasin and low level WC. A radiator also features.

Lounge 4.50m x 4.50m (14' 9" x 14' 9") narrowing to 3.46m

A good sized lounge and uniquely shaped. Plenty of open-plan space under the stairs and a large uPVC sealed unit double glazed window overlooks your front garden. The hard flooring extends through here, there are two radiators, plenty of power points, a TV point and a set of glazed double french doors lead through to your ...

Kitchen Dining Room 4.50m x 2.90m (14' 9" x 9' 6")

There are two halves to this full width of the Kitchen Dining Experience.

Firstly, the dining area has ample space for the family dining suite and a set of uPVC sealed unit double glazed sliding patio doors leading out to your rear garden. Perfectly situated for entertaining.

Your fabulous modern contemporary Kitchen has been recently upgraded with a range of base and wall units finished fitted to three walls with grey handleless doors and drawers and a square edge worktop over. Your Kitchen is packed with integrated appliances including a tall fridge freezer, double eye oven, ceramic hob and extractor over.

Plenty of space and plumbing is made available for a dishwasher or automatic washing machine and your polycarbonate one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window which has views over your rear garden. Plenty of power points and the same hard flooring also extends into here too giving a fresh clean feel.

FIRST FLOOR

Landing

At the top of the stairs, the landing has a uPVC sealed unit double glazed window allowing plenty of natural daylight

through, a fitted carpet, loft access and doors leading to all first floor rooms. Your airing cupboard is also housed here.

Master Bedroom 3.52m x 2.56m (11' 7" x 8' 5")

Located at the front part of the house the master Bedroom has a uPVC sealed unit double glazed window to front aspect, a fitted carpet, radiator, TV point and fitted wardrobe.

Bedroom 2 2.91m x 2.48m (9' 7" x 8' 2")

A uPVC sealed unit double glazed window overlooking the rear garden, a fitted wardrobe, fitted carpet and radiator.

Bathroom 1.95m x 1.93m (6' 5" x 6' 4")

Your Bathroom features a modern white suite comprising of a panel bath with shower and screen over, a modern wash hand basin with vanity unit under and a low level WC. A vinyl floor, half tiled walls, radiator and opaque uPVC sealed unit double glazed window feature.

Bedroom 3 3.41m x 2.08m (11' 2" x 6' 10") narrowing to 1.85

The smallest of the three has a half height wardrobe, fitted carpet, radiator and uPVC sealed unit double glazed window to front aspect.

OUTSIDE

Front Garden & Driveway

The front garden is mainly laid to white gravel with a path leading to your front door. Your Driveway has enough parking for at least two cars and leads down to your Garage. There is also a gate leading through to your rear garden.

Your Garage is of brick and tile construction, it features a personal door, power and light.

Rear Garden

Completely enclosed by fencing, the garden has an artificial lawn and a sun trap decking area, perfect for sitting out in the summer sun, a barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Council Band B

EPC

C

SUMMARY

If you are looking for an immaculate good quality three bedroom family home with many new upgrades, set in a great location to the north of Lowestoft then look no further. Complete with downstairs WC, three bedrooms, ample parking and great Gardens.

Call us now for a viewing.

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.



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.



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.



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.



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.

MODERN SEMI - THREE BEDROOMS - CUL-DE-SAC LOCATION

MODERN CONTEMPORARY STYLING

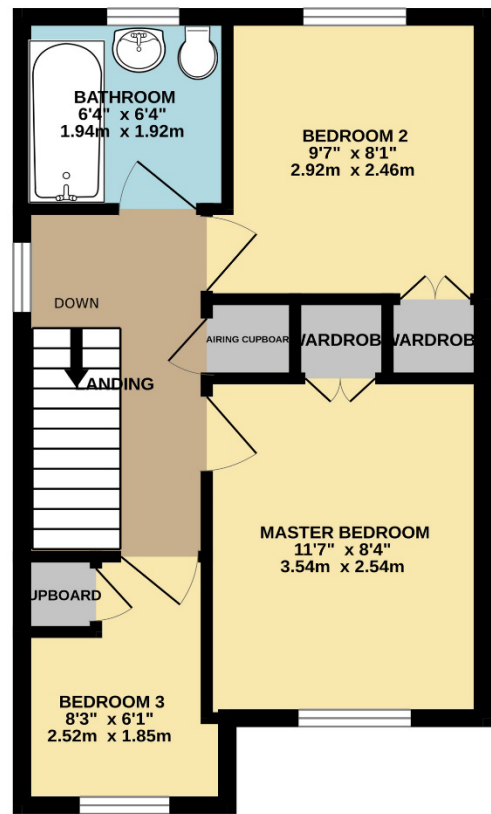
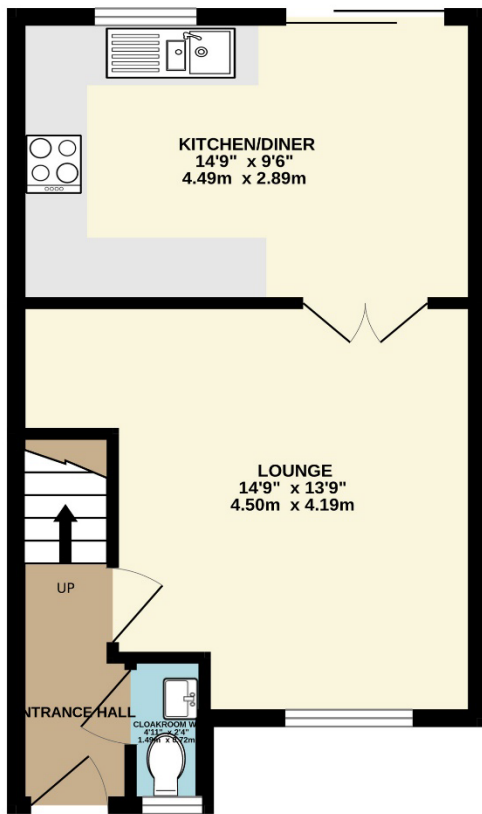
An excellent opportunity to own a 3 bedroom semi detached family home set in a peaceful cul-de-sac location on the prestigious Parkhill development. This lovely family home features a ground floor Cloakroom WC, recently upgraded open plan style Kitchen Diner and lounge. Upstairs, a Master Bedroom, two further Bedrooms all with built in wardrobes and a family Bathroom. There's a Driveway for at least two vehicles and a detached Garage are featured with a lovely enclosed rear Garden.

MANY NEW UPGRADES THROUGHOUT

LOCATION AND AMENITIES

Guscott Close is a Cul-de-Sac just off Rodber Way the south side of Bentley Drive which is to the north of Lowestoft. A very attractive development and convenient for a range of amenities such as 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



16 GUSCOTT CLOSE PARKHILL

TOTAL FLOOR AREA : 721 sq.ft. (67.0 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.

Made with Metropix ©2024

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.