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**£440,000**



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## 7 Rodber Way LOWESTOFT, NR32 4WJ

- BEAUTIFULLY PRESENTED
- PRIVATE REAR GARDEN
- SOUGHT AFTER NEIGHBOURHOOD
- MASTER ENSUITE
- GARDEN ROOM
- MANY RECENT UPGRADES
- QUALITY FLOOR COVERINGS
- WOOD BURNING STOVE
- DOUBLE GARAGE
- OVER 1,500 SQ FT OF LUXURY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### Entrance Porch

As you enter through your front door into this light and bright double glazed porch, you immediately get the impression of space and quality. There is recently upgraded flooring throughout, simply hang up your coat, kick off your shoes and relax in your new home.

### Hall

A beautiful LVT flooring is laid and your Hall has doors leading to the Cloakroom WC and Kitchen. Your carpeted staircase leads you to all first floor rooms and a handy space is situated under. A radiator, telephone and power points also feature and a door leads you in to your Lounge and ..

### Cloakroom WC 5' 9" x 4' 0 (1.74m x 1.23m)

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, LVT is laid to floor and a frosted uPVC sealed unit double glazed window are all featured.

### Lounge 20' 7" x 12' 2 (6.28m x 3.72m)

Over 20 ft long, this spacious lounge is perfect for the family. Two uPVC sealed unit windows are featured, one overlooks the front of the property allow plenty of natural light and another to side. A sumptuous fitted carpet has been laid, there's a super fireplace with oak mantle and beautiful log burner installed, radiator and a set of patio doors lead you in to your Dining Room. A set of uPVC sealed unit double glazed french doors at the rear of the lounge lead into your...

**Garden Room 11' 10" x 11' 2 (3.60m x 3.40m)** Constructed of uPVC sealed unit double glazing over a brick base with an upgraded roof. Your Garden Room also features a fitted carpet, power points and radiator allowing use all year round. There's also a set of french doors leading out to your patio.

### Dining Room 11' 2" x 11' 1 (3.41m x 3.39m)

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 uPVC sealed unit double glazed window allows beautiful views over your rear Garden and a door leads you to your..

### Kitchen 14' 9" x 9' 7 (4.50m x 2.91m)

Your stunning Kitchen features a range of base and wall units fitted to three walls complete with 'vanilla' coloured doors and drawers and marble effect worktop over. Integrated appliances such as a tall fridge, new dishwasher, Neff gas hob, Eye level oven and microwave. A one and a half bowl sink is situated under one of your two uPVC sealed unit double glazed windows, again allowing an abundance of daylight in. The very same flooring from Hall to Dining room flows through here and an archway leads you in to your ...

### Utility Room 9' 7" x 5' 6 (2.91m x 1.68m)

Open plan from your Kitchen, the utility has a range of kitchen units with worktops over and space and plumbing for an automatic washing machine/dishwasher and tumble dryer. The boiler is situated here, there's an integrated full length freezer, a uPVC sealed unit double glazed window and your back door leads out to your rear garden.

## FIRST FLOOR

### Landing

At the top of the stairs, the landing features a fitted carpet and has doors leading off to all Bedrooms and family Bathroom.

### Master Bedroom 11' 5" x 11' 8 (3.49m x 3.55m) plus entrance

The Master Bedroom is in an 'L' shape, has a sumptuous fitted carpet, fitted wardrobes, power points and a uPVC sealed unit double glazed window overlooks the front.

### Ensuite 7' 10" x 4' 4 (2.38m x 1.32m)

This Ensuite is also 'L' shaped and has an opaque uPVC sealed unit double glazed window and radiator. A peach suite comprising of shower cubicle which is tiled, low level WC and a pedestal sink. Tiling is fitted to walls and a carpet to floor. The perfect place to start and end your day.

### Bedroom 2 12' 3" x 11' 6 (3.73m x 3.51m)

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

### Bathroom 7' 11" x 5' 6 (2.42m x 1.68m)

Another room completely upgraded with a suite comprising of panel bath with shower and glass screen over, vanity sink and low level WC. Beautiful tiling to walls, wood effect flooring, towel rail radiator and an opaque uPVC sealed unit double glazed window.

### Bedroom 3 12' 10" x 8' 9 (3.90m x 2.66m)

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

### Bedroom 4 8' 11" x 8' 9 (2.73m x 2.67m)

The smallest of the four is still a good sized double with a fitted wardrobe and a uPVC sealed unit double glazed window overlooks your rear garden. Loft access available from here also.

## OUTSIDE

### Front Garden

Mainly laid to lawn with some exotic planting and path leads you up to your front door.

### Rear Garden, Driveway and Double Garage

To the rear, brickweave driveway is available for at least two vehicles and leads up to your garage doors. A door also leads you into your rear garden. The detached garage is constructed on traditional brick and tile and has power, light and a personal door to garden. Completely enclosed by fence and wall, your rear garden is mainly laid to lawn with borders with plants and shrubs and a patio for those alfresco dining moments. An outside tap and power socket are also featured.

### Council Tax

Band 'E'

## SUMMARY

The property has been recently restored and modernised throughout within the last 5 years. Every ceiling has been re-plastered. An upgraded central heating system, Kitchen, Bathroom, Cloakroom WC, floor coverings, decor, pretty much everything. This is a superb opportunity, there's nothing left to do but enjoy living here.

To view, simply call us at the numbers on page one.



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 MISEDDESCRIPTIONS 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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# A BEAUTIFUL EXECUTIVE DETACHED PROPERTY ON PARKHILL

Situated on the corner of Bentley Drive and Rodber Way sits this magnificent 4 bedroom executive style family home. Complete with a double Garage, large brickweave Driveway, your accommodation comprises of a recently upgraded fitted Kitchen with separate Utility and recent new boiler, large Lounge with log burner, Garden Room with upgraded roof, separate Dining Room and Cloakroom WC. A Master Ensuite, family Bathroom and three further double Bedrooms are available upstairs. Many new upgrades such as flat plastered ceilings, new floor coverings, excellently decorated, very spacious and excellently located ..... Simply move in, unpack and enjoy quality living this summer in your superb family home with over 1,500 sq ft of luxury.

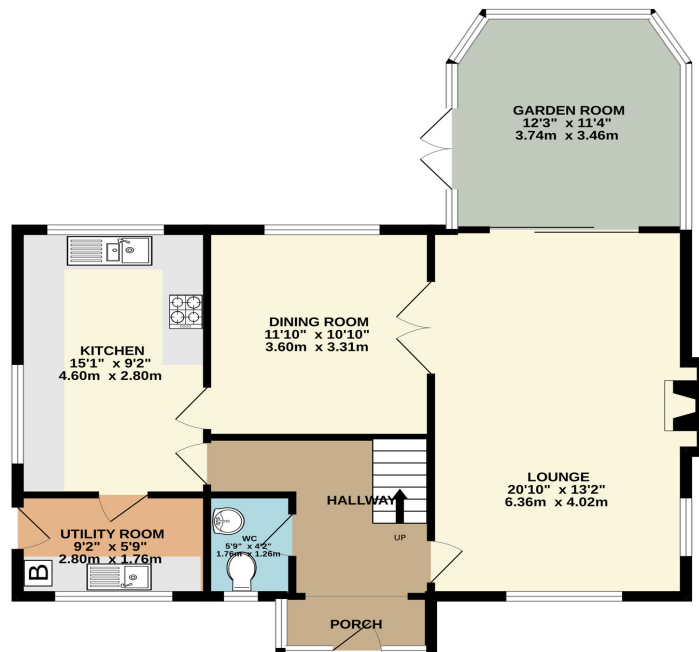
## COMPLETELY UPGRADED FEATURES THROUGHOUT

### LOCATION AND AMENITIES

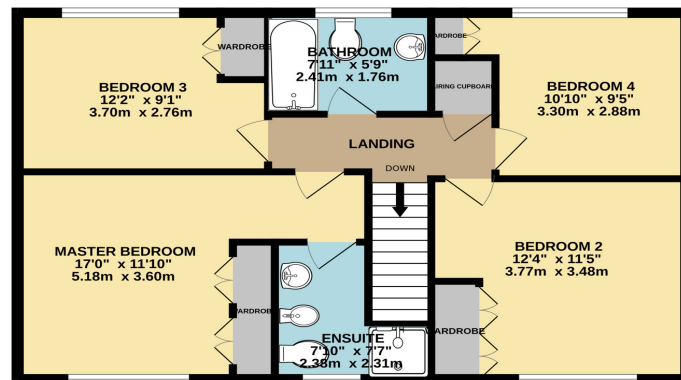
Number 7 is situated at the start of a private Cul-de-Sac of just five homes adjacent to Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as a Tesco and Aldi superstores, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns 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](mailto:info@one-estates.co.uk)

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



7 RODBER WAY, LOWESTOFT

TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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