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Lowestoft 01502 733399

Gorleston 01493 658854

£350,000



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14 Clovelly Rise Lowestoft, NR32 4EN

- BEAUTIFULLY EXTENDED BUNGALOW
- COMPLETELY REFURBISHED THROUGHOUT
- SOUGHT AFTER NEIGHBOURHOOD
- LUXURY SHOWER ROOM
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- STUNNING LOUNGE DINER
- NEW GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Kitchen 4.49m x 3.40m (14' 9" x 11' 2") narrowing to 3.10m

Enter directly into your Kitchen through the part-glazed front door. First impressions will be how light, bright and spacious this open-plan 'Living - Dining - Kitchen' experience is. This really is a brand-new home inside an existing bungalow!

On the left, your modern contemporary features a range of base, larder and wall units fitted to three walls complete with white 'shaker' style doors and drawers and a square edge worktop and upstand over. Integrated appliances include an electric hob with extractor over, eye level fan assisted oven and ample space has been provided for your tall fridge freezer, automatic washing machine and dishwasher. Your stainless steel one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window, 'Karndeian flooring is laid underfoot and inset spotlights above.

An oak door leads you into your Inner Hall and an opening to ...

Lounge Diner 6.17m x 3.60m (20' 3" x 11' 10").

Wow! Such a spectacular living experience in the extended part of the bungalow offering an extra 240 sq ft of living. The most striking feature of this room has to be the central skylight allowing an abundance of natural daylight to flood this reception room.

A uPVC sealed unit double glazed window offers stunning views over your rear Garden and equally your French doors offer the same and access to your patio outside. Two contemporary vertical radiators maintain and cosy temperature and quality 'Karndeian flooring underfoot.

Inner Hallway

This is the link between your living and sleeping areas with doors leading off to all three Bedrooms, Boiler Room and Shower Room

Master Bedroom 4.57m x 3.29m (15' x 10' 10")

Located at the front of the bungalow, your Master Bedroom features a uPVC sealed unit double glazed window to front aspect, radiator and fitted carpet.

Bedroom 2 3.16m x 3.16m (10' 4" x 10' 4") narrowing to 2.60m

A similar size to Bedroom 1, this one features a built in cupboard, a fitted carpet, radiator and uPVC sealed unit double glazed window to side aspect.

Bedroom 3 3.39m x 2.82m (11' 1" x 9' 3")

Another good size double with a fitted carpet, radiator and uPVC sealed unit double glazed window to side aspect.

Shower Room 2.54m x 1.65m (8' 4" x 5' 5")

The perfect place to visit first thing the morning and last thing at night is your stunning contemporary Shower Room. A suite comprising of a large 'walk-in' shower cubicle with glass screen and a vanity unit featuring your wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of light, Karndeian underfoot and towel rail radiator also feature.

Boiler Room 2.08m x 1.69m (6' 10" x 5' 7")

This handy storage room houses your brand-new combi boiler and another storage cupboard. Karndeian flooring laid underfoot.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here with a textured resin driveway with ample parking for several vehicles. A small wall allows privacy from the road, there's a border and path to side. The driveway extend to the side of the bungalow and a lockable gate leads you into your ...

Rear Garden

Completely enclosed by walls and fence, your very private rear Garden is mainly laid to lawn and is a blank canvas for the keen gardener. A brand-new patio has been laid adjacent to the rear of the bungalow perfect for sitting out, a barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Band C

SUMMARY

If you are in the market for a 'turn-key' brand new opportunity and want to live in an established neighbourhood, then look no further.

Look at the benefits

- Substantially extruded with over 900 sq ft of living
- Freshly plastered walls and ceilings throughout
- Quality floor coverings throughout
- Brand new Kitchen
- Open-Plan Lounge Diner with that spectacular roof light
- Sought after neighbourhood
- Luxury Shower Room
- Many new windows
- Muchly improved layout
- Stunning Driveway and Gardens

This stunning property is pretty much a new home within an existing bungalow and it could be your next dream home.

To view, simply call 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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SUBSTANTIALLY EXTENDED | COMPLETELY REFURBISHED

We are delighted to be assisting with the sale of this beautifully presented Bungalow located in a sought-after neighbourhood in Lowestoft. This property has undergone a substantial refurbishment program and has been extended to the rear offering an 'Open-Plan' living experience. Your accommodation comprises of a Lounge Diner with large central skylight, open plan to the modern contemporary Kitchen. Three double Bedrooms, a luxury Shower Room and Boiler Room are all situated off your Inner Hall and the bungalow also features the new double glazing and gas central heating throughout. There's plenty of parking on the large Driveway and blank canvass enclosed rear Garden.

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

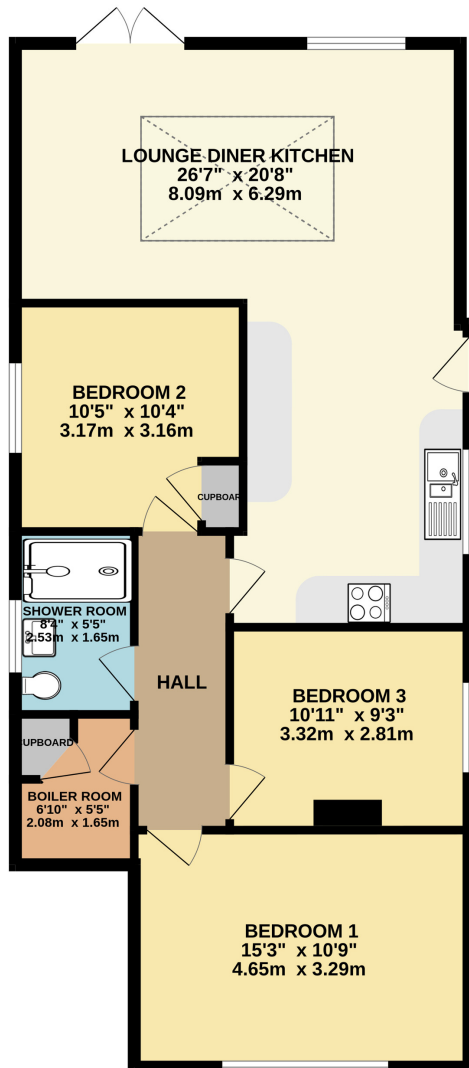
NO ONWARD CHAIN

LOCATION AND AMENITIES

Clovelly Rise is a sought-after neighbourhood of mainly bungalows located just off Hillcrest Drive in the north part Lowestoft. Convenient for a range of amenities such as Tesco and Aldi superstores and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. The area boasts a thriving community complete with shops, Normanston and Nicholas Everitts Parks that hosts leisure facilities and events, a museum, public houses and restaurants. Good schools, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep

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

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



14 CLOVELLY RISE, LOWESTOFT

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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