

**£495,000**



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## 22 The Pastures Oulton, NR32 4WT

- TUCKED AWAY LOCATION including NATURAL POND
- ENJOY PEACE & TRANQUILLITY
- OVER 1,530 sq ft of LIVING
- STUNNING GARDENS
- GAS CENTRAL HEATING
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER NEIGHBOURHOOD
- UPGRADED BATHROOM & ENSUITE
- WOODLAND BOUNDARY
- EXCELLENTLY PRESENTED THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Hall

Enter through the modern part-glazed door into the hall of this magnificent executive property. The minute you cross the threshold you get that impression of space and quality. Wood flooring underfoot and doors lead off to the Lounge and Kitchen while the carpeted staircase leads you up to all first floor rooms. A radiator, telephone and power sockets are all featured while there is plenty of space to kick off your shoes and hang up your coat. A further door leads you in to your ...

#### Family Room / Home Office / Play Room 19' 0" x 8' 0" (5.51m x 2.42m)

Formerly the integral Garage, this room has been professionally converted to create an extra Reception Room. A uPVC sealed unit double glazed window to front aspect and another to side, there's also a wood floor and radiator. So many versatile uses for this room... you decide.

#### Lounge 18' 7" x 12' 3" (5.68m x 3.75m)

This beautiful Lounge has a uPVC sealed unit double glazed window to front aspect and quality fitted carpet. There is also a lovely fireplace, a radiator and a pair of glazed doors lead you through to your ...

#### Dining Room 12' 11" x 9' 11" (3.95m x 3.03m)

Large enough for your large six to eight seater dining suite, the dining room is ideally placed for a dinner party or family meal. LVT flooring and radiator feature, plus set of French Doors lead out to your patio.

#### Kitchen 12' 11" x 10' 0" (3.95m x 3.05m)

Located centrally at the hub of the house, the Kitchen has a range of wall and base units fitted to two walls complete with traditional oak 'shaker' style doors and drawers with a black roll edge worktop and breakfast bar over. Ceramic tiling has been placed above acting as a splashback and a polycarbonate one-and-a-half bowl sink with swan neck mixer tap is situated under your uPVC sealed unit double glazed window with beautiful views overlooking your rear garden. Your appliances feature a Rangemaster 110 dual range cooker with extractor canopy over which are all included in the sale. Ample space is provided for your large fridge freezer, there's a wood laminate flooring also featured, doors lead back to your Hall and another to your...

#### Utility Room 8' 3" x 6' 1" (2.52m x 1.86m)

Exactly the same style as your Kitchen, your Utility has a row of units with plenty of space and plumbing for your automatic washing machine and tumble dryer. Your back door is situated here leading out to your rear garden and a uPVC sealed unit double glazed window allows plenty of daylight through. Another door leads to your Cloakroom.

#### Cloakroom WC 6' 6" x 2' 10" (2.0m x .87m)

Essential for the growing family is the downstairs loo! Complete with an opaque uPVC sealed unit double glazed window, your Cloakroom features a low level WC, a vanity wash hand basin and radiator.

### FIRST FLOOR

#### Landing

At the top of the stairs, the carpeted landing has doors leading off to all Bedrooms and Bathroom.

#### Dressing Room 12' 1" x 10' 9" (3.70m x 3.30m) narrowing to 2.02m

Add a little luxury to your life with this stunning Dressing Room. There is a set of built in wardrobes to take care of your hanging clothes, however plenty more space for extra storage or a large chest of drawers. A small uPVC sealed unit double glazed window attracts extra daylight, there is a high gloss luxury hard floor, radiator and doors lead you through to your Ensuite Shower Room and ...

#### Master Bedroom 12' 3" x 12' 2" (3.75m x 3.71m)

You access this wonderful Master Bedroom through a door from your Dressing Room. A sumptuous fitted carpet has been laid, radiator, TV and power points, plus a uPVC sealed unit double glazed window to front aspect..

#### Ensuite 6' 1" x 6' 1" (1.88m x 1.87m)

The best place to visit first thing in the morning or last thing at night is your very own Ensuite. Modern, contemporary and upgraded, a suite comprising of a corner shower with aqua board, a low level loo and vanity sink. LVT is laid to floor and an opaque uPVC sealed unit double glazed window and heated towel rail radiator is also featured.

#### Bedroom 2 10' 11" x 9' 1" (3.34m x 2.79m)

A uPVC sealed unit double glazed window has superb views over your rear garden. Double built in wardrobes are included plus a fitted carpet and radiator.

#### Family Bathroom 7' 10" x 7' 4" (2.40m x 2.26m)

A beautiful modern and contemporary Bathroom, another room upgraded with a four piece suite comprising of a bath, low level WC, shower cubicle and vanity sink. Tiling is laid to floor, an opaque uPVC sealed unit double glazed window and heated towel rail radiator feature.

#### Bedroom 3 12' 2" x 8' 5" (3.73m x 2.58m)

Complete with two uPVC sealed unit double glazed windows, one to front aspect the other to side, bedroom 3 has a built in cupboard, radiator and fitted carpet.

#### Bedroom 4 12' 0" x 7' 10" (3.67m x 2.40m)

Even the smallest Bedroom is a double. A uPVC sealed unit double glazed window overlooks your rear garden and a radiator and fitted carpet also featured.

### OUTSIDE

#### Driveway

There is ample parking for several vehicles and an EV point has been installed. Access to your rear garden is available through a gate.

#### COUNCIL TAX

East Suffolk Band E

#### SUMMARY

At over 1,530 sq ft and with all those quality features mentioned in this brochure, this is the ideal family home in a very sought after and popular location.

The Gardens have to be seen to be truly appreciated, for your private viewing call us now.





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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## THE GROUNDS

Such a unique opportunity here. It is very rare that you benefit from so much in a modern property on a development such as this.

The property is located in a private cul-de-sac of just four homes and is set tucked away at the far end. Over the fence your Garden boundary is woodland and is a haven for all kinds of wildlife and if you like peace and tranquility, then this is perfect for you.

Your rear Garden features tall conifers adding to the privacy, is mainly laid to lawn and there's a large patio, perfect for sitting out on those long summer nights, a barbecue or even a spot of alfresco dining. To the side, there's a large expanse of Garden with a huge timber workshop complete with power and light. Planning permission has been previously granted to substantially extend to the side and though now lapsed, there is potential to re-apply.

The front garden is also very private with clever use of hedges to create a wonderful space to enjoy and there's also parking for several vehicles on the two driveways or if you own a caravan or boat, safe storage is available here.

## PRIVATE LARGE NATURAL POND

What modern property includes a duck pond within the sale... This one does. This beautiful pond is surrounded by mature trees and shrubs, is well maintained and is a wonderful feature to enjoy. Your lake is a sanctuary for and an abundance of birds, bees and wildlife. The pond is fenced off and a locked gate is only available for the owners.



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# TUCKED AWAY & SITUATED in a PRIVATE DEVELOPMENT of EXECUTIVE PROPERTIES, this beautiful Badger built 4 bedroom family home is a real treat.

## HUGE PLOT INCLUDING PRIVATE LARGE NATURAL POND

Excellent presented with over 1,530 sq ft of luxurious living, this property boasts a large Lounge, separate Dining Room, Kitchen and Utility plus a bonus Family Room on the ground floor, while upstairs your large Master Ensuite with gorgeous Dressing Room and upgraded Ensuite, plus three further double Bedrooms and contemporary Bathroom. Decorated and styled in a modern neutral design.

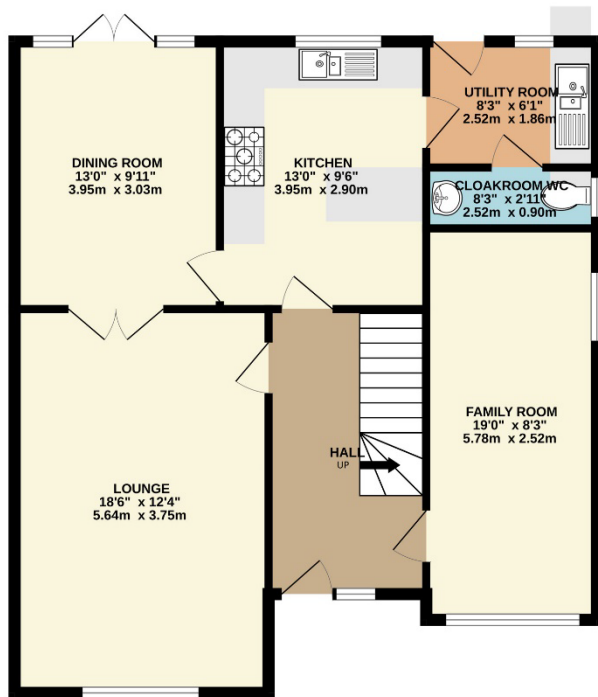
Outside really is quite spectacular. Located on the edge of this beautiful development, your boundary is woodland and your plot includes a lake bursting with wildlife, peace and tranquillity. There is ample room to extend to the side if required, plenty of parking on the two driveways..... Simply move in, unpack and enjoy quality living this Summer in your beautiful dream home.

## LOCATION AND AMENITIES

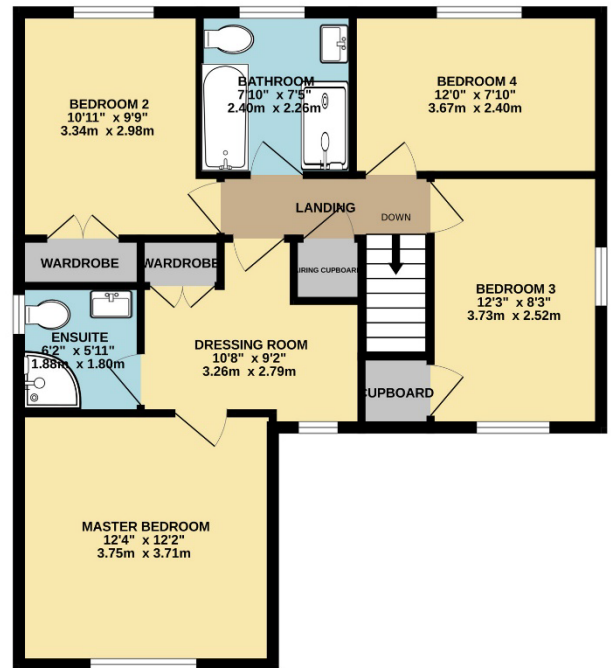
Number 22 stands proud at the end of this cul-de-sac development of executive properties on very popular and sought after Park Meadows residential development on the north side of Lowestoft. Close to the A47, Lowestoft, Great Yarmouth and the City of Norwich are easily accessible. Local amenities such as a Tesco superstore, Harvester and Beefeater restaurant, pubs and good school are available nearby making this an ideal property for the whole family. For those sunny days, the beach and stunning Suffolk countryside close by.

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

GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



22 THE PASTURES

TOTAL FLOOR AREA: 1533 sq.ft. (142.5 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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