

OFFERS IN EXCESS OF

£200,000



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205 Normanston Drive Lowestoft, NR32 2PY

- **DETACHED PROPERTY**
- **REQUIRES SOME COSMETIC TLC**
- **HUGE CONSERVATORY**
- **TWO BEDROOMS**
- **LARGE DRIVEWAY**
- **CENTRAL OULTON BROAD LOCATION**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING THROUGHOUT**
- **POTENTIAL TO IMPROVE**
- **EPC TBA**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern front door into the Hallway of your new home. Doors lead off to your Lounge and Kitchen while your carpeted staircase leads you up to all first floor rooms.

Lounge 4.66m x 3.36m (15' 3" x 11')

Located at the front of the house, your spacious Lounge features a bar fronted uPVC sealed unit double glazed window, radiator and fitted carpet.

Kitchen Diner 4.84m x 3.30m (15' 11" x 10' 10")

Located centrally, your Kitchen features a range of base and wall units fitted to three walls complete with beech shaker style doors and drawers with a roll edge worktop over. Plenty of space is provided for your automatic washing machine, fridge freezer and a range cooker is included. There's a uPVC sealed unit double glazed window and your sink and drainer is located below.

A tiled floor has been laid in the Kitchen end and opposite, there's ample space for your family dining suite and laminate flooring is laid underfoot. A radiator is also featured and french doors lead you in to your

Conservatory 5.20m x 4.84m (17' 1" x 15' 11")

What an impressive room! Over 250 sq ft has been added to the footprint of this house with the addition of this Conservatory. Constructed of uPVC sealed unit double glazing sat over a brick base with an exterior door to side and French doors to rear. Wood laminate is laid to floor and power and light also included.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a fitted carpet, two uPVC sealed unit double glazed windows and doors lead off to both Bedrooms and Shower Room.

Master Bedroom 4.36m x 3.36m (14' 4" x 11')

Located at the front part of the house, your master features a uPVC sealed unit double glazed window to front aspect, a fitted carpet and radiator.

Shower Room 2.50m x 1.66m (8' 2" x 5' 5")

Across the Landing, your Shower Room features a suite comprising of a shower tray, pedestal sink and low level WC. An opaque uPVC sealed unit double glazed window is featured and the whole room is tiled floor and walls.

Bedroom 2 2.50m x 2.96m (8' 2" x 9' 9")

The smallest of the two is still a good size and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

OUTSIDE

Driveway

Your gravel Driveway is large enough to park several vehicles and a gate leads you through to your ...

Rear Garden

A path leads you to your front door and through to your rear Garden.

The garden features a large timber decking and lawn to rear. (please note, boundaries are subject to confirmation).

Council Tax

Band B

SUMMARY

If you want to live in central Oulton Broad with all the hustle and bustle of this beautiful Broadland village, this will make a super family home.

It is also an ideal investment property for this strong rental market, maybe a holiday home or even AirBNB... you choose.

To view this super opportunity, call us on 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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DETACHED TWO BED PROPERTY in the HEART OF OULTON BROAD MAY REQUIRE SOME COSMETIC UPGRADES

We are delighted to offer for sale this detached property which is located close to Oulton Broad North Railway Station. Your accommodation comprises of a Lounge, Kitchen Diner and huge 250 sq ft Conservatory on the ground floor while upstairs two double Bedroom sand Shower Room. The creature comforts of gas central heating and double glazing are featured and the property may some TLC. Outside there is plenty of parking to front and a path leading to your rear Garden.

IDEAL BUY TO LET OR HOLIDAY HOME

LOCATION AND AMENITIES

Located on Normanston Drive right in the heart of Oulton Broad this property stands proud. The area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a Museum, restaurants, public houses and train station are a short distance away. Situated on Normanston Drive and not far from the A12 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, public transport and the beach are also convenient and the stunning Suffolk countryside is right on your doorstep.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



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