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£475,000



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1 Johnson Way, Oulton, Lowestoft, NR32 4WW

- STUNNING PRIVATE LOCATION
- EPC TBA
- FORMER SHOWHOME
- BEAUTIFUL REAR & SIDE GARDENS
- HOME OFFICE / BAR / ENTERTAINMENT ROOM
- FOUR DOUBLE BEDROOMS
- LARGE CONSERVATORY to REAR
- MODERN CONTEMPORARY ENSUITE & BATHROOM
- BEAUTIFULLY PRESENTED
- OVER 1,970 sq ft of LUXURY LIVING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Porch & Hall

The minute you walk over the threshold, you get the impression of space in this extremely light and bright Entrance Porch. There are opaque glazed panels allowing plenty of natural daylight through, laminate flooring and a door leads you into your Garage / Entertaining area. Your 'L' shaped Hallway also features laminate to floor, there's a radiator, telephone and power points and your upgraded real oak and glass banister staircase leads you upstairs to all first-floor rooms. Doors lead you to your Lounge, Kitchen and ...

Cloakroom WC 1.68m x 1.36m (5' 6" x 4' 6")

Plenty of space in the essential downstairs loo. Recently upgraded with a modern contemporary suite comprising of a low-level WC and real oak vanity unit. Laminate flooring and a radiator finish the look.

Garage / Bar / Entertaining Room / Home Office 6.70m x 5.33m (22' x 17' 6") narrowing

This double Garage can easily be a Double Garage again, however the current Owner has transformed it into the most wonderful entertaining area. Complete with bar, mood lighting, it is a super place to relax and unwind. If that's not your cup of tea, it could be a Home Office, Play Room, Workshop ... this space is so versatile, you choose. A door leads through to your bonus room ...

Boot Room 3.67m x 2.60m (12' x 8' 6")

A fabulous storage room here complete with unique integrated shoe storage facility. Your central heating boiler is also housed here.

Lounge 6.42m x 3.75m (21' 1" x 12' 4")

Again, plenty of natural daylight streams through the two uPVC sealed unit double glazed windows, one to front aspect, the other to side. A set of double-glazed French doors lead into your Conservatory. Two radiators maintain the temperature and a coal effect gas fire with 'adams' style surround is featured. Quality laminate is laid underfoot and glazed double doors lead to your Dining Room.

Conservatory 4.30m x 3.00m (14' 1" x 9' 10")

This stunning Conservatory add a touch more class to this stunning family home. uPVC sealed unit double glazing and glass roof have been constructed over a brick base. Power, light and heating are provided, a laminate floor has been laid and French doors lead out to your Garden.

Dining Room 3.48m x 3.38m (11' 5" x 11' 1")

Large enough for a banquet! A uPVC sealed unit double glazed window has lovely views over your rear garden, a radiator and laminate floor are featured. Set centrally between the lounge and kitchen, this room is perfect for dinner parties or a family get-together.

Kitchen Breakfast Room 4.46m x 3.03m (14' 8" x 9' 11")

Doors lead from the Hall and Dining Room into this wonderful light, bright and spacious Kitchen Breakfast Room. A range of wall and base units are fitted to three walls complete with white 'cathedral' style doors and drawers with a square edge worktop and breakfast bar over plus white tiling above. Integrated appliances include an induction hob with oven below and extractor over and ample space is provided for your dishwasher and fridge freezer. A polycarbonate one and a half bowl sink is located under one of the two uPVC sealed unit double glazed windows allowing great views over your rear garden. The other window to side aspect. Ceramic tiling has been laid to floor, there's a radiator a door leads to your....

Utility Room 2.84m x 1.86m (9' 4" x 6' 1")

The very same style of base units have been fitted in this room for extra storage, plus there is space and plumbing for an automatic washing machine and dryer and a sink for your convenience. Tiled floor, a uPVC sealed unit double glazed window and part glazed rear door leads outside to your side Garden.

FIRST FLOOR

Landing

At the top of the stairs the Landing has a fitted carpet, a radiator, a large airing cupboard and doors leading off to all first-floor rooms.

Master Bedroom 3.86m x 3.64m (12' 8" x 11' 11")

As a great deal of your life is spent sleeping, why not treat yourself to a bit of luxury. A fitted carpet, radiator and a uPVC sealed unit double glazed window, power and TV points are featured, plus a built-in wardrobe and a door leading to your ...

Ensuite 2.94m x 1.64m (9' 8" x 5' 5") into shower

What better place to visit first thing in the morning and last thing at night than your very own ensuite. Upgraded with a modern contemporary suite comprising of a large shower cubicle, vanity wash hand basin, bidet and low-level WC. An opaque uPVC sealed unit double glazed window allows plenty of natural daylight through, tiling to walls and floor, and a large contemporary towel rail radiator also featured.

Bedroom 2 3.75m x 3.62m (12' 4" x 11' 11")

Larger than most master bedrooms, Bedroom 2 has a fitted carpet, a uPVC sealed unit double glazed window to front aspect, radiator, power and TV points and a built-in wardrobe.

Bedroom 3 3.92m x 2.78m (12' 10" x 9' 1")

A uPVC sealed unit double glazed window with views over your rear Garden, built in wardrobe, loft access, fitted carpet, radiator, power and TV points.

Bathroom 2.60m x 1.79m (8' 6" x 5' 10")

Again, completely refreshed and upgraded with a modern contemporary suite comprising of a 'slipper' bathtub, a real oak vanity unit and low-level WC. High gloss tiling is laid to floor, contemporary tiling to walls, a vertical heated towel rail radiator and opaque uPVC sealed unit double glazed window.

Bedroom 4 3.07m x 2.80m (10' 1" x 9' 2")

The smallest of the four is still a good-sized double. A uPVC sealed unit double glazed window has views over your rear garden, there's a built-in wardrobe, radiator, TV point, power points and a fitted carpet featured.

OUTSIDE

Double Garage Storage

Behind the garage doors is some really cool storage.

Gardens & Driveway

A very imposing first impression when you arrive with a large brickweave driveway with parking for several vehicles. A gate leads your through to your side Garden and rear Garden beyond. A beautiful 'south facing' Garden to enjoy with many zones featuring mature shrubs and trees, a bespoke brick-built kitchen, hot tub and patio, perfect for a barbecue or even a spot of alfresco dining. Come see for yourself.

SUMMARY

Once in a while a real gem comes to market in north Oulton. Tucked away, yet imposing first impressions, spacious and in with all those upgrades, the huge Garden and your very own pub. To arrange your viewing, simply call the number 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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FORMER 'SHOWHOME' EXECUTIVE DETACHED HOME in a PRIVATE LOCATION

Tucked away in a development of just three detached homes, this larger than standard executive family home stands proud. Fresh and modern styling with many new upgrades, your accommodation comprises of a large Lounge flooded with natural daylight, Dining Room, Kitchen Breakfast Room with separate Utility, fresh contemporary Cloakroom WC and beautiful Conservatory on the ground floor, plus the double Garage has been converted to a super entertainment area comprising of a Snug Bar and Boot Room. Upstairs, your Ensuite Master, three further double Bedrooms and upgraded Bathroom all feature. There's a larger than standard Gardens which are very private and not overlooked... Simply move in, unpack and enjoy quality living in your superb family home and Gardens.

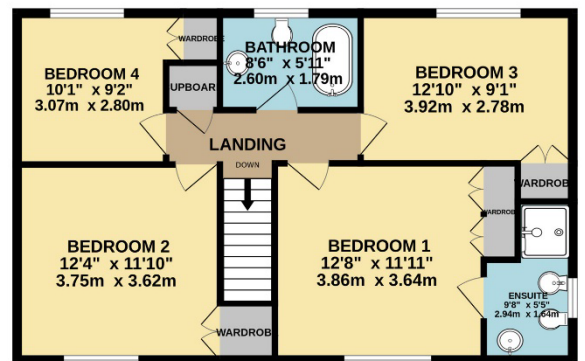
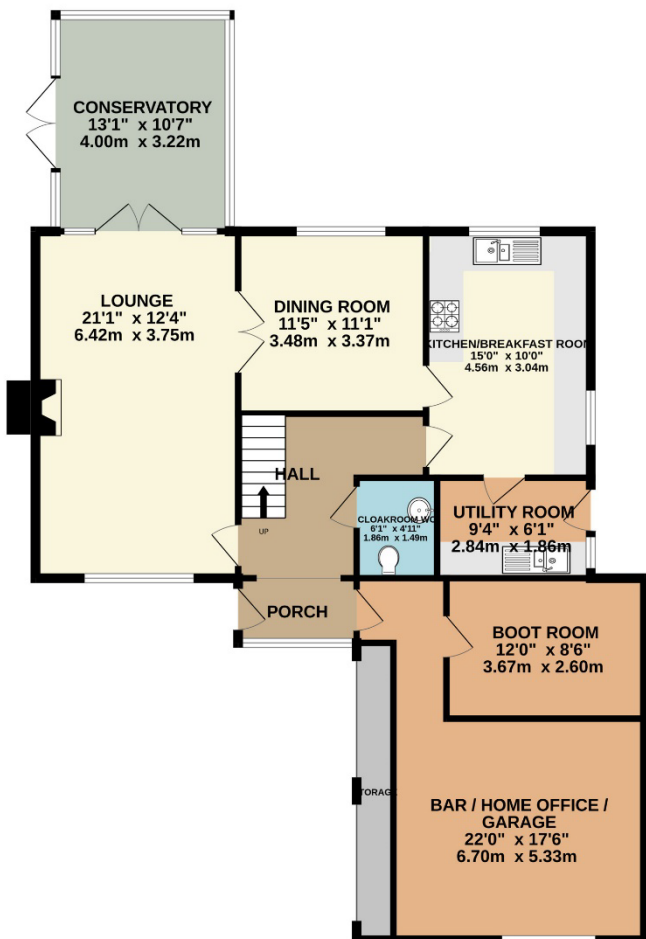
MANY RECENT UPGRADES & OVER 1,970 sq ft of LUXURIOUS LIVING.

LOCATION AND AMENITIES

Number 1 is pleasantly located at the end of the Cul-de-Sac of just three homes adjacent to Bentley Drive in the ward of Oulton, North Lowestoft. 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 close by.

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



1 JOHNSON WAY, OULTON

TOTAL FLOOR AREA : 1965 sq.ft. (182.6 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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