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OFFER IN EXCESS OF

£375,000



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1 Hollowell Close, Oulton Lowestoft, NR32 3RB

- OVER 1,670 SQ FT of LIVING
- TWO STOREY BUNGALOW
- SOUGHT AFTER CUL-DE-SAC LOCATION
- DOUBLE GARAGE & LEAN TO STORAGE
- BEAUTIFUL REAR GARDEN
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR MASTER ENSUITE
- GAS CENTRAL HEATING
- IMPOSING HALLWAY SPACE
- CORNER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall / Dining Area / Study

Enter through the part glazed front door into this beautifully presented family home. A stunning first impression here, it is 'open plan', you could even utilise this space as a Dining Room or Study for those choosing to work from home. Light and bright due to the uPVC sealed unit double glazed window, doors lead off to all ground floor rooms and your timber and carpeted staircase leads you up to all first-floor rooms. Quality laminate is laid underfoot, and a radiator maintains an even temperature.

Lounge 5.97m x 3.89m (19' 7" x 12' 9")

Your good size Lounge features a uPVC sealed unit double glazed window allowing an abundance of daylight in, there's also patio doors leading into your Conservatory and a set of glazed double doors to your Kitchen. Laminate is laid to floor, there's a radiator and contemporary fireplace.

Conservatory 3.20m x 2.87m (10' 6" x 9' 5")

Constructed to uPVC sealed unit double glazing over a brick base, this room allows panoramic views over Garden and features a radiator, power and a ceramic tiled floor. Patio doors lead you out to your Garden.

Kitchen Diner 5.04m x 3.27m (16' 6" x 10' 9")

Your modern contemporary Kitchen features a range of base and wall units fitted to all four walls complete with high gloss handleless doors and drawers with a butchers-block style worktop over. Your stainless-steel sink and drainer complete with swan neck mixer tap is located under one of the two uPVC sealed unit double glazed windows and appliances include an integrated dishwasher, there's a range cooker with extractor hood over. Ample space is provided for a fridge and freezer and plenty of space made available for a small dining suite. There's a radiator and LVT flooring is laid underfoot.

Utility Room 2.15m x 2.05m (7' 1" x 6' 9")

Keep your washing away from the Kitchen with your separate Utility Room. There's a range of base, wall and larder units complete with 'shaker' style doors, a worktop over and space for your automatic washing machine. There's a stainless circular sink, your combi boiler is housed here and your part glazed back door leads you outside. Laminate and integrated door mate also included.

Bedroom 1 3.78m x 3.60m (12' 5" x 11' 10")

Across the Hallway, Bedroom 1 features a uPVC sealed unit double glazed window, built in wardrobes, radiator and laminate floor. A door leads you in to your...

Ensuite 2.82m x 2.50m (9' 3" x 8' 2") narrowing to 1.25m

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. A suite comprises of a vanity wash hand basin and low-level WC, while a 'Wet' area proved your shower zone. There's an opaque uPVC sealed unit double glazed window and radiator.

Bathroom 2.44m x 2.04m (8' x 6' 8")

Your half-tiled Bathroom features a suite comprises of a 'P' shaped bath with shower and screen over, vanity wash hand basin and low-level WC. There's an opaque uPVC sealed unit double glazed window, radiator and vinyl floor.

Bedroom 2 3.57m x 3.34m (11' 9" x 10' 11")

Another good-sized ground floor double features a fitted carpet, radiator, built in wardrobe and a uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a fitted carpet, eaves storage and doors leads off to Bedroom 4, your Shower Room and

Bedroom 3 3.98m x 3.51m (13' 1" x 11' 6")

This large double oozes with character and features a two 'Velux' style rooflights, fitted carpet, radiator and eaves storage.

Shower Room 2.13m x 2.05m (7' x 6' 9")

Your first floor Shower Room features a vanity wash hand basin and WC. There's also a 'Velux' rooflight, tiled floor and heated towel rail radiator

Bedroom 4 3.38m x 2.28m (11' 1" x 7' 6") max

A uPVC sealed unit window, two 'Velux' rooflights, fitted carpet and radiator

OUTSIDE

Front and side Garden

Located on a corner, you benefit from gardens to all sides. To the front is laid to lawn while to the side while pristine and maintenance free shingle either side of your front door.

Driveway and Garage

Located to the rear, your asphalt double driveway leads to your Double Garage and there's a gate to your Garden. Your Garage features plenty of eaves storage, there's a personal door, power and light.

Rear Garden

Fully enclosed by fencing and attractive wall, your rear Garden is very private. Half artificial lawn with borders packed with plants and shrubs and half patio, ideal for outside entertaining, barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Band D

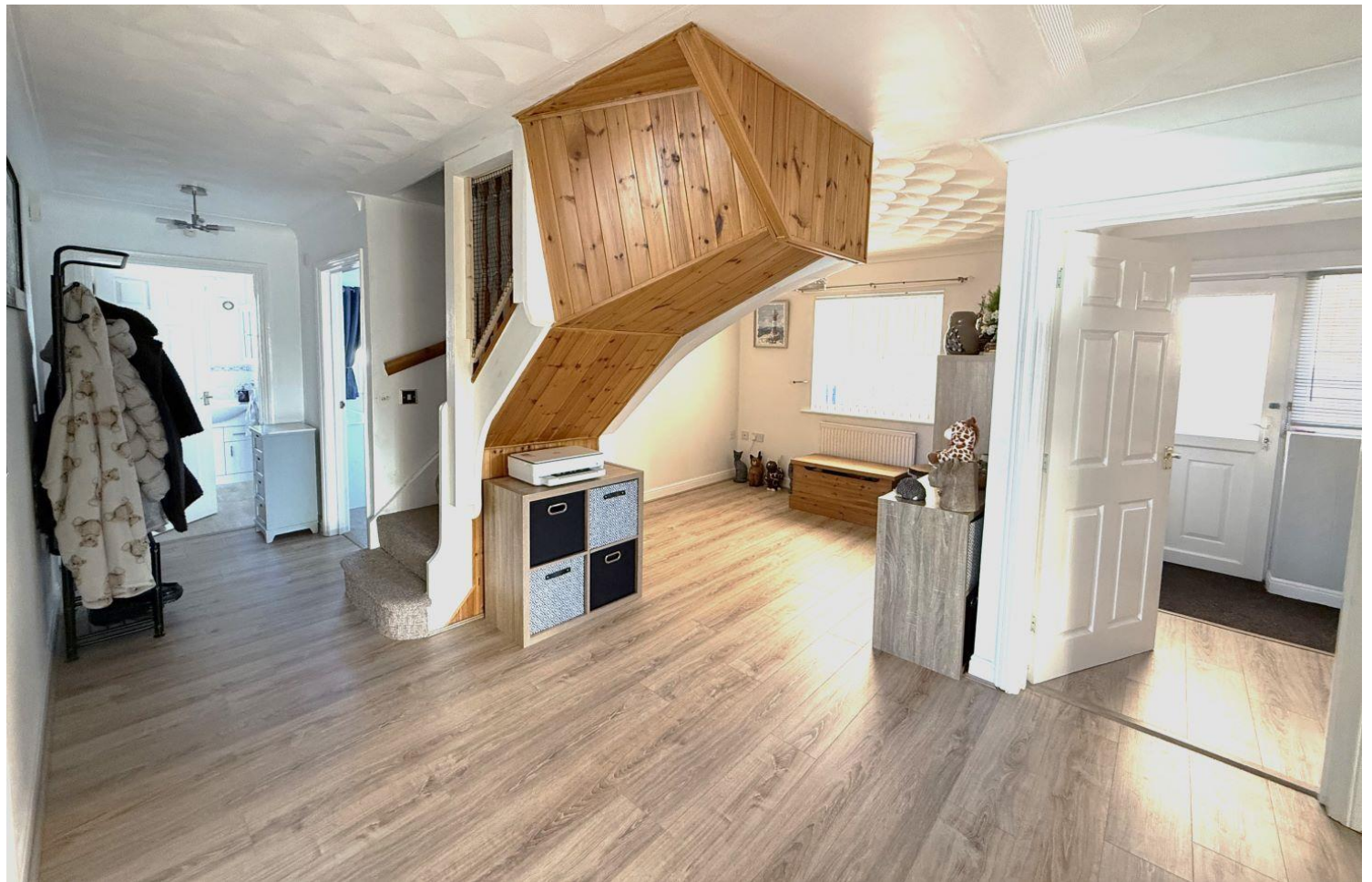
SUMMARY

If you in the market for a bungalow, however need that extra space for guests for family members, then look no further. Boasting over 1,670 sq. ft of living, there's certainly plenty of living space here.

To view, simply 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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BEAUTIFULLY PRESENTED | FOUR BEDROOMS | TWO STOREY BUNGALOW

Located in this very sought after and popular development in the village of Oulton sits this superb detached 'chalet' style Bungalow. With over 1,670 sq ft of living over two floors, this stunning family home has all the usual creature comforts of gas central heating and double glazing. Your accommodation comprises of an imposing Entrance Hall with enough space to double up as a Dining Area or Study, a large Lounge, Conservatory, Kitchen Breakfast Room, Bathroom and two double Bedrooms, one of which is Ensuite on the Ground Floor, while upstairs, your Landing, two further double Bedrooms and Shower Room.

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

OVER 1,670 SQ FT OF LIVING

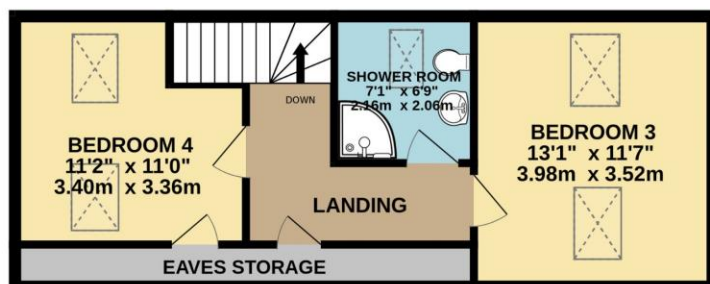
LOCATION AND AMENITIES

Hollowell Close is a quiet cul-de-sac just off Houghton Drive which is located in the ever popular Dunston Drive development to the north of Oulton. Ideally situated for local primaries and a choice of year 7 schooling. An excellent public transport network is available with Lowestoft approximately 3 miles and Oulton Broad 1 mile. Two superstores are located nearby and a range of local amenities are available with the stunning Suffolk countryside right on your doorstep

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



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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