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**lowestoft 01502 733399**

**Gorleston 01493 658854**

**£300,000**



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## **7 Field Grange, Oulton Lowestoft, NR32 4XJ**

- OVER 1,275 SQ FT
- THREE STOREY TOWN HOUSE
- SOUGHT AFTER NEIGHBOURHOOD
- NO ONWARD CHAIN
- FRESHLY DECORATED THROUGHOUT
- THREE OR FOUR BEDROOMS
- ENSUITE MASTER BEDROOM
- NEW FLOOR COVERINGS
- MANY NEW UPGRADES
- CUL-DE-SAC LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Enter through the part glazed front door into this beautifully presented Townhouse. Freshly decorated, your Hall features a brand new fitted carpet underfoot, a radiator and doors lead to your Lounge, Cloakroom WC and Kitchen Diner. A cupboard housing the hot water tank is also situated in the here and your carpeted staircase leads to up to the first and second floors. Spacious, light and bright.

#### Cloakroom WC 1.41m x 0.86m (4' 8" x 2' 10")

Essential for the growing family is the Downstairs Loo! An opaque uPVC sealed unit double glazed window lets plenty of daylight into this cloakroom, a vinyl laid to floor, a radiator is featured, and a suite comprises of a low-level WC and corner wash hand basin.

#### Lounge 3.00m x 3.43m (9' 10" x 11' 3")

Formerly the garage to this original three bedroom property, a professional conversion has taken place creating even more living space. Again, freshly decorated and a brand-new carpet, a large bay window with uPVC sealed unit double glazing allows natural light to flood in. Versatile living, use as a Lounge, Dining Room or Play Room.

#### Kitchen Dining Room 5.21m x 3.06m (17' 1" x 10')

Running the full width of the property, your Kitchen diner is perfect for a social event and family mealtimes. The right hand side is dominated by a range of base and wall units fitted to two walls complete with modern oak effect 'shaker' style doors and drawers with a roll edge worktop and breakfast bar over. Grey stone effect tiling has been applied as splashbacks and integrated appliances such as gas hob, electric oven and extractor over are included plus a dishwasher and there is ample space for you automatic washing machine and fridge freezer. A stainless steel one-and-a-half bowl sink with mixer tap is situated under the uPVC sealed unit double glazed window which overlooks your rear garden, a super view whilst washing up.

Ceramic slate effect tiles are laid to floor giving a crisp, fresh feel and a convector heating unit is fitted below the breakfast bar for quick heat.

On the dining side of the room, plenty of space for a dining suite, there's a new fitted carpet and a radiator is featured plus uPVC sealed unit French Doors lead out onto the patio. Other features such as flat ceilings, inset spotlights add to the appeal.

### FIRST FLOOR

#### Landing

At the top of the first flight of stairs features a fitted carpet and doors lead off to all first floor rooms and a further staircase up to the top floor.

#### Bedroom 2 5.08m x 3.12m (16' 8" x 10' 3")

Formerly the Lounge, this double bedroom features a new fitted carpet, two radiators and a uPVC sealed unit double glazed window offers views over the front of your property.

#### Bedroom 3 3.43m x 2.75m (11' 3" x 9')

This double room is also located at the rear of the property and features a new carpet, there's also a radiator and a uPVC sealed unit double glazed window overlooks the rear garden.

#### Bedroom 4 3.43m x 2.73m (11' 3" x 8' 11")

The smallest of the four is also a good size and situated at the rear of the property. There's a uPVC sealed unit window has views over the garden, a new carpet and radiator also feature.

#### Family Bathroom 1.99m x 1.99m (6' 6" x 6' 6")

Situated at the front of the property, your Bathroom features a laminate floor covering, a modern towel rail/radiator, an opaque uPVC sealed unit double glazed window and a bathroom suite comprising of a low level WC, pedestal sink and panelled bath with hot and cold shower attachment.

### SECOND FLOOR

#### Master Bedroom 5.14m x 4.17m (16' 10" x 13' 8") max

Right at the top of the house is the magnificent Master Bedroom and Ensuite. Very spacious and freshly decorated, a dormer uPVC sealed unit double glazed window is situated to the front and an opening 'velux' window allows even more light. A new fitted carpet, freshly decorated, built in wardrobes and lots of eave storage available to front and rear. Loft access is also available from here.

#### Ensuite 1.96m x 1.83m (6' 5" x 6')

The perfect place to visit first thing in the morning and last thing at night is your very own ensuite. A laminate floor has been laid in this spacious room. A velux rooflight attracts light and a suite comprising of a shower cubicle, pedestal sink and low-level WC. A shaver socket and radiator also feature.

### OUTSIDE

#### Gardens & Driveway

A tarmac driveway with enough space for two vehicles with adjacent path leads to your front door. A gate to the left of the property gives access to the rear garden. A lawn has been laid with a few shrubs adding to the fresh simple effect. Fully enclosed by fencing and very private, the garden is set in two textures. Next to the property, a patio has been laid ideal for outside entertaining, barbecue or even a spot of alfresco dining. Further along the garden is laid to lawn, a safe environment for children to play.

#### Council Tax

East Suffolk Band C

### SUMMARY

Call us now to view

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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## A REFURBISHED THREE STOREY 4 BED FAMILY TOWNHOUSE | NO ONWARD CHAIN

Set in a quiet cul-de-sac corner in the very popular Park Meadows area of Lowestoft nestles this superb three storey, four bedroom modern end terraced town house which has been freshly decorated and had new floor coverings throughout. Your accommodation comprises of a large fitted Kitchen Diner, lounge and WC on the ground floor, three Bedrooms and Bathroom on the first floor, while on the top floor, your Master Ensuite. All this with the creature comforts of double glazing, gas central heating, Driveway and private rear Garden. Many new upgrades, simply move in, unpack and enjoy life in this excellently presented three storey home.

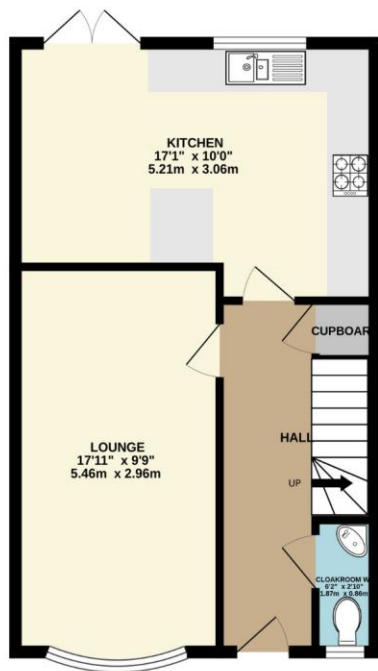
**OVER 1,275 SQ FT OF LIVING OVER THREE FLOORS**

### LOCATION AND AMENITIES

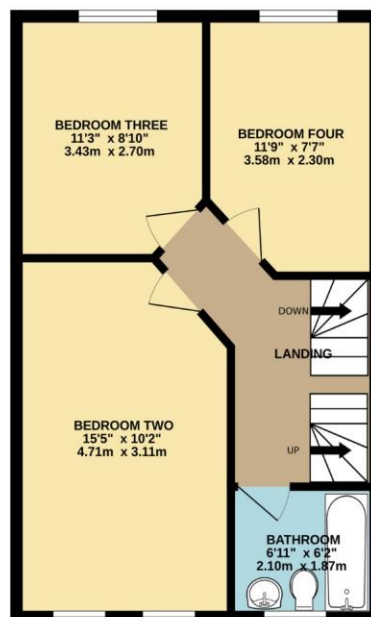
Field Grange is a pleasant cul-de-sac just off Fallowfields which is on the very sought after Park Meadows development at the west end of Bentley Drive on the north side of Lowestoft. A great place to reside and convenient for the A47. Two superstores within half a mile, as are Harvester and Beefeater restaurants. Good schools and Lowestoft's excellent public transport network is local and Suffolks glorious countryside and superb beach are also not far away.

**Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**

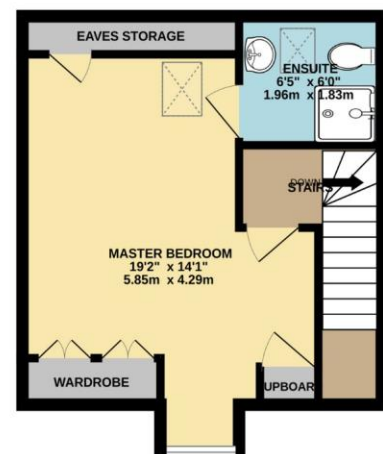
GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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