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**Lowestoft 01502 733399**

**Gorleston 01493 658854**

**£425,000**



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## **Oak View, 8 Evans Drive Lowestoft, NR32 2RT**

- OVER 1,460 SQ FT of LIVING
- TWO STOREY CHALET BUNGALOW
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE & ANNEX POTENTIAL
- BEAUTIFUL 'OAK VIEW' REAR GARDEN
- STUNNING KITCHEN DINING EXPERIENCE TO REAR
- MODERN CONTEMPORARY DESIGN
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### GROUND FLOOR

#### HALL

Step into your 'Storm Porch' and then through your modern part-glazed front door into your delightful Hallway. A pair of floor-to-ceiling uPVC sealed unit double glazed windows provide plenty of natural daylight, LVT is laid to floor and half-timber panelling to wall give a classy feel. There's a radiator, an under-stair cupboard and doors lead off to your Cloakroom WC, Bathroom, Bedroom 3 and ...

**LOUNGE** 6.00m x 4.57m (19' 8" x 15' ) *narrowing to 4.05m*  
Your good size Lounge features a uPVC sealed unit double glazed window overlooking your front Garden, quality LVT flooring underfoot, radiator and fireplace with cast iron electric log burner effect fire. Your carpeted staircase leads you up to all first floor rooms and glazed double doors lead you to your ...

**KITCHEN DINING EXPERIENCE** 6.80m x 4.42m (22' 4" x 14' 6")

Wow! The heart of any home is usually the Kitchen and this experience has the lot! Made up of two halves, on the Kitchen side, a range of base, wall and larder cupboards are fitted to three walls complete with pastel shade 'shaker' style doors and drawers with quartz work surfaces and upstand over. Integrated appliances include a tall fridge and separate freezer, double oven and grill, AEG hob and extractor over. There's also a dishwasher and automatic washing machine, plus your one and a half bowl sink is located under the uPVC sealed unit double glazed window offering spectacular views over your rear Garden. The focal point is this huge centre island with heaps of storage finished off with quality quartz counter top.

On the dining side, ample space is provided for a large dining suite, uPVC sealed unit French doors lead you outside, there are contemporary vertical radiators, and the whole room features flat ceilings with inset spotlighting and LVT flooring.

**STUDY / HOME OFFICE / PLAY ROOM** 3.75m x 1.60m (12' 4" x 5' 3")

Such as versatile room bathed in natural light due to two uPVC sealed unit double glazed windows making it ideal to use as a Studio or Home Office. There's a radiator and tiled floor.

**CLOAKROOM WC** 1.70m x 0.82m (5' 7" x 2' 8")

Back in the Hall now, your Cloakroom WC features a contemporary suite comprising of a low level WC and vanity wash hand basin. There're also half tiled walls, tiled floor, opaque uPVC sealed unit and radiator.

**BATHROOM** 2.18m x 1.70m (7' 2" x 5' 7")

Your beautiful, tiled Bathroom features a panel bath with shower and screen over, vanity wash hand basin, opaque uPVC sealed unit double glazed window, radiator and tiled floor.

**BEDROOM 3** 33.46m x 3.37m (11' 4" x 11' 1")

Located on the ground floor features two uPVC sealed unit double glazed windows, sumptuous fitted carpet and radiator.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing features a fitted carpet, large storage cupboard and doors leads off to both Bedrooms and WC.

**BEDROOM 1** 4.50m x 3.31m (14' 9" x 10' 10")

This large double features a uPVC sealed unit double glazed window, fitted carpet, radiator, eaves storage and wonderful 'walk-in' wardrobe.

**WC** 2.18m x 0.92m (7' 2" x 3' )

Your handy first floor WC features a vanity wash hand basin and WC. There's also a large dormer style uPVC sealed unit double glazed window, vinyl floor and radiator

**BEDROOM 2** 4.50m x 3.41m (14' 9" x 11' 2")

A uPVC sealed unit window with wonderful rear Garden views, fitted carpet, eaves storage and radiator

### OUTSIDE

#### FRONT GARDEN & DRIVEWAY

Recently refreshed to create stunning curb appeal. Shingle has been laid to the front Garden and raised platers give a quality feel. Your 'chip & tar' Driveway leads you to a pair of timber double gates where the Driveway extends up to your..

**GARAGE** 5.77m x 4.90m (18' 11" x 16' 1")

Located at the rear of the property, your two storey Garage features two remote roller doors. A personal door, windows, power and light. A super workshop or space complete with spiral staircase leading up to ....

**GARAGE FIRST FLOOR** 5.77m x 2.95m (18' 11" x 9' 8")

Another versatile space with heaps of potential. Home office, Bar or even convert to an Annex... you decide.

#### REAR GARDEN

A hidden oasis here, enclosed by fence and very private, your rear Garden is mainly laid to lawn with borders mature trees, plants and shrubs. Like a park, there are seating areas, there's a Summer House and a patio with pergola, perfect for sitting out, a barbecue or even a spot of alfresco dining.

#### COUNCIL TAX

East Suffolk Band D

#### SUMMARY

Once in a while a real gem comes to market. Modern contemporary accommodation, stunning Garden and that two story Garage, this could well be your dream home.

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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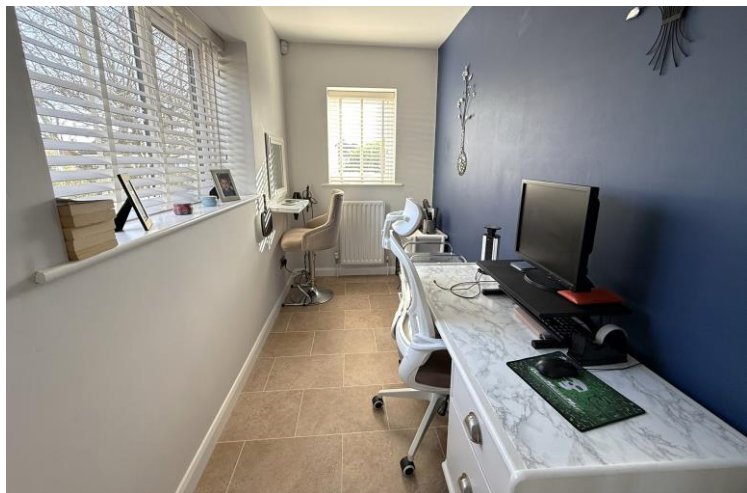




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## BEAUTIFULLY PRESENTED | THREE DOUBLE BEDROOMS | TWO STOREY CHALET

We are delighted to offer for sale this Located in this stunning chalet style family home which features a double Bedroom on the ground floor and two on the first. Located on a larger than average plot on the very sought after Evans Drive set just to the North of Lowestoft town centre, Oak View is a unique property. Your accommodation comprises of an imposing Hallway with doors leading off to a Cloakroom WC, Bathroom, Double Bedroom and Lounge. You will also discover this stunning modern contemporary Kitchen Dining Experience with magnificent views over your rear Garden and a handy Home Office or Playroom. Upstairs, off your Landing, two further Double Bedrooms and extra WC. Outside a Double Garage offers workshop or storage with Annex potential which is set in beautiful Gardens.

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

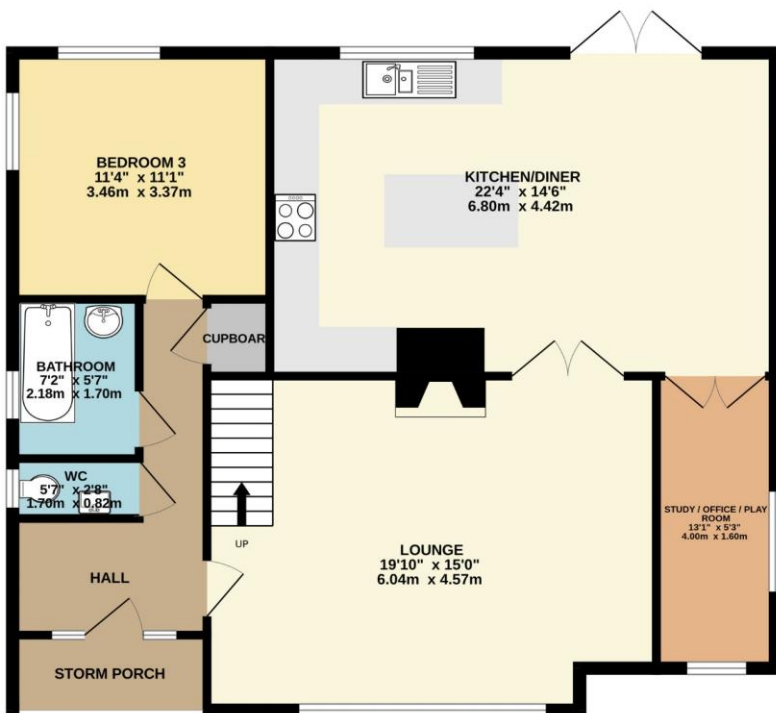
### OVER 1,460 SQ FT OF LIVING

#### LOCATION AND AMENITIES

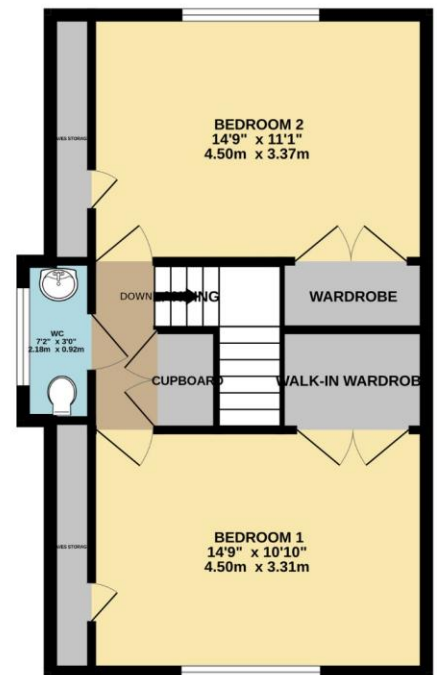
Evans Drive is a quiet residential neighbourhood located off Fir Lane in the north [part of Lowestoft. Ideally situated for local schools, there's an excellent public transport network available with Lowestoft approximately 1 mile and Oulton Broad the same. Two superstores are located nearby and a range 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](mailto:info@one-estates.co.uk)**

GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



8 EVANS DRIVE, LOWESTOFT

TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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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