

£275,000



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27 Grampian Way Oulton Broad, NR32 3EP

- **HIGH TECH FAMILY HOME** including HIVE, CCTV, INTRUDER ALARM, NETWORKED TV
- **BEAUTIFUL 'OPEN-PLAN' KITCHEN DINER**
- **CONSERVATORY TO REAR**
- **STUNNING GARDENS**
- **MANY RECENT UPGRADES**
- **EXCELLENTLY PRESENTED**
- **CONTEMPORARY BATHROOM**
- **CLOAKROOM WC**
- **THREE BEDROOMS**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Hall

Enter through the modern part-glazed front door into the Hallway of your beautiful new home. A uPVC sealed unit double glazed window adds to the natural daylight beaming into this house. Quality ceramic tiling has been laid underfoot, there's a radiator and your carpeted staircase leads you up to all first-floor rooms. An understair cupboard is featured under alongside a handy area, perfect for storage. Doors lead off to your Lounge and Kitchen Diner, while another leads you into your...

Cloakroom WC 1.90m x 0.90m (6' 3" x 2' 11")

Essential for the growing family is the downstairs Loo! Modern and contemporary with a suite comprising of a low-level WC and vanity wash hand basin, tiled floor, there's an opaque uPVC sealed unit double glazed window and radiator.

Lounge 4.22m x 3.42m (13' 10" x 11' 3")

Located at the front part of your new home, your Lounge features a large uPVC sealed unit double glazed window to front aspect, there's a radiator, a fitted carpet underfoot and networked TV connections.

Kitchen Diner 5.36m x 2.86m (17' 7" x 9' 5")

Formerly two separate rooms, this has now been transformed into a wonderful Kitchen Dining Experience, the 'hub' of the home.

On the Kitchen side, a range of base and wall units are fitted to three walls complete with modern contemporary grey 'shaker' style doors and drawers with a square edge 'butchers block' style worktop attractive tiled splashback over. Appliances include a stainless-steel gas range cooker with glass canopy extractor over. Ample space is provided for your automatic washing machine and fridge freezer while your polycarbonate sink and drainer is located under your uPVC sealed unit double glaze window to rear Garden views. Your half glazed back door leads you outside.

On the dining side, there's plenty of room for the family dining suite, a radiator and uPVC sealed unit French Doors leads you out to your Conservatory. Underfoot, the very same quality ceramic tiling and network TV connection is available here too.

Conservatory 3.45m x 2.33m (11' 4" x 7' 8")

This room has multi uses, chill out or playroom. It's the perfect place to sit and unwind while you enjoy panoramic views over your rear Garden through the uPVC sealed unit double glazing all year round due to the recently installed insulated hard roof. A patio door leads you outside and a fitted carpet laid underfoot.

FIRST FLOOR

Landing

At the top of the stairs, the carpeted landing has doors leading off to all Bedrooms and Bathroom. There's a uPVC sealed unit double glazed window for extra natural daylight, storage cupboard and access to your loft where your combi boiler is housed.

Master Bedroom 4.21m x 3.51m (13' 10" x 11' 6") narrowing to 2.75m

Located at the front part of the property, Bedroom one features a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Bedroom 2 3.20m x 2.89m (10' 6" x 9' 6")

A uPVC sealed unit double glazed window has superb views over your rear garden plus a fitted carpet and radiator also feature.

Family Bathroom 2.09m x 2.00m (6' 10" x 6' 7")

A beautiful modern and contemporary half tiled Bathroom has been upgraded with a suite comprising of a 'P' shaped bath with shower and screen over, low level WC and vanity wash hand basin integrated in. Tiling is laid to floor, an opaque uPVC sealed unit double glazed window and radiator also feature.

Bedroom 3 2.50m x 2.10m (8' 2" x 6' 11")

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

OUTSIDE

Driveway & Garden

Ample parking on the Driveway, a path leads to your front door and gate leads you into your rear Garden. Recently laid artificial lawn and clad porch give the property a modern fresh curb appeal.

Garage 6.50m x 2.50m (21' 4" x 8' 2")

Your detached garage has had a studwork partition allowing for storage at the Garage door end and a handy Studio / Office / Workshop at the other, complete with power, light and network connectivity. A personal door leads to side.

Rear Garden

Completely enclosed by fence and very private, your Garden is mainly laid to lawn, patio zones, decking, great for entraining, children to play, sitting out or even a spot of alfresco dining.

COUNCIL TAX

East Suffolk Band B

SUMMARY

This super techy home features CCTV, an intruder alarm, Hove central heating and most rooms are TV networked. All this is an excellently presented family home.



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 MISEDSCRIPTIONS 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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AN EXCELLENLY PRESENTED HIGH TECH FAMILY HOME IN OULTON BROAD

We are delighted to offer for sale fabulous three bed family home located on a sought-after cul-de-sac in Oulton Broad. The property has been upgraded over the time of the current occupiers with an 'Open-Plan' Kitchen Diner, your accommodation comprises of a light bright Lounge, spacious Hallway, contemporary Cloakroom WC and Conservatory. Upstairs, three good sized Bedrooms and upgraded family Bathroom. All this with quality fixtures and fittings, uPVC double glazing and Hive gas central heating.

CCTV, INTRUDER ALARM, MOST ROOMS NETWORK TV CONNECTIVITY

LOCATION & AMENITIES

Located off Sands Lane, 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. Not far from the A47 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: The 'ONE ONLINE' Team | Mobile: 07787 436600 | e-mail: info@one-estates.co.uk



27 GRAMPIAN WAY, LOWESTOFT

TOTAL FLOOR AREA: 927 sq.ft. (86.1 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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