

**£355,000**



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## **19 Langdale Park, Lowestoft, NR32 4XF**

- OVER 1,100 SQ FT of LIVING
- BEAUTIFUL BUNGALOW
- SOUGHT AFTER CUL-DE-SAC LOCATION
- OPEN PLAN KITCHEN DINER
- BEAUTIFUL PRIVATE REAR GARDEN
- TWO DOUBLE BEDROOMS
- FOUR PIECE BATHROOM
- GAS CENTRAL HEATING
- LARGE PLOT
- CONSERVATORY TO REAR

## ACCOMMODATION

### ENTRANCE PORCH 1.60m x 3.37m (5' 3" x 11' 1")

Enter through your part-glazed front door into the Entrance Porch of your beautiful new home. A further double-glazed window allows an abundance of light in and there's ample space here to hang up your coat and lick of your shoes. Another door leads you in to your...

### HALL

Located centrally, your Hallway is the heart of the bungalow and features doors leading off to your Lounge, Dining Room, Kitchen, Bathroom, and both Bedrooms. There's a fitted carpet underfoot, radiator, loft access and two large storage cupboards.

### LOUNGE 6.06m x 3.37m (19' 11" x 11' 1")

Your good size Lounge features a uPVC sealed unit double glazed window to front aspect allowing an abundance of daylight in and patio doors leading into your rear Garden and the other end. A fitted carpet is laid to floor, there's a radiator and 'Adams' style fireplace.

### DINING ROOM 3.70m x 2.62m (12' 2" x 8' 7")

Perfectly located and 'Open-Plan' to your Kitchen, your Dining Room is large enough for a decent size family dining suite, there's a fitted carpet, radiator and a uPVC sealed unit double glazed window looks into your Conservatory and rear Garden beyond. An 'Open-Plan' Archway leads you in to your ...

### KITCHEN 3.70m x 2.70m (12' 2" x 8' 10")

A Range of base and wall units are fitted to three walls complete with traditional oak doors and drawers with a roll edge worktop and tiled splashback over. Appliances include an electric hob with extractor over and oven below and ample space is provided for your tall fridge freezer. Your stainless-steel sink and drainer is located under one of the two uPVC sealed unit double glazed windows, there's vinyl laid underfoot and inset spotlights in the ceiling. Your back door leads you out to your Conservatory.

### CONSERVATORY 5.13m x 1.98m (16' 10" x 6' 6")

This lovely Garden Room is constructed of uPVC sealed unit double glazing sat on a brick base and offers panoramic views over your rear Garden. Patio doors lead out from the rear and a glazed personal door to side. Ceramic tiling is laid to floor.

### CLOAKROOM WC 2.73m x 0.90m (8' 11" x 2' 11")

Located off the Hall, your handy separate WC features a low-level WC, vanity wash hand basin, radiator and vinyl floor covering. An opaque uPVC sealed unit double glazed window allows plenty of natural daylight in.

### BATHROOM 2.28m x 2.10m (7' 6" x 6' 11") narrowing to 1.72m

A four-piece suite comprises of a fully tiled shower cubicle, panel bath, half tiled, low-level WC and pedestal sink. Vinyl is laid to floor; there's a radiator and opaque uPVC sealed unit double glazed window.

### BEDROOM 1 4.20m x 3.05m (13' 9" x 10')

A decent size Master Bedroom complete with a bank of built in wardrobes, there's a fitted carpet underfoot, radiator and uPVC sealed unit double glaze window to front aspect.

### BEDROOM 2 2.89m x 4.20m (9' 6" x 13' 9") narrowing to 3.80m

The smallest of the two is still a good size double and features a uPVC sealed unit double glazed window to front garden aspect, fitted carpet and radiator.

## OUTSIDE

### Front Garden

As you are located at the head of this cul-de-sac, you benefit from a huge front Garden and Driveway. Your front Garden is mainly laid to lawn and enclosed by a small brick wall, while a path leads to your front door and to the side of the bungalow where you will discover a lockable gate giving access to your rear Garden.

### Driveway and Garage

Your Driveway leads to your Garage which features plenty of eaves storage, there's a personal door, power and light.

### Rear Garden

Fully enclosed by brick wall shrouded by tall hedge, your rear Garden is a blank canvas for the budding Gardener and very private. Mainly laid to lawn, there's also a patio, ideal for outside entertaining, barbecue or even a spot of alfresco dining. Garden shed also included.

### Council Tax

East Suffolk Band D

## SUMMARY

If you in the market for a bungalow, however if location is particularly important to you, then look no further. A beautiful Bungalow in a superb neighbourhood.

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 TWO BEDROOM BUNGALOW | CUL-DE-SAC LOCATION

Located in this very sought after and tucked away cul-de-sac in North Lowestoft sits this superb detached Warnes built Bungalow. Your spacious accommodation features a large Lounge, Open-Plan style Kitchen and Dining Room, Cloakroom WC, Bathroom with four-piece suite and two double Bedrooms. This stunning bungalow all the usual creature comforts of gas central heating and double glazing and being at the head of the cul-de-sac you benefit from a much larger than average plot with a Driveway and a Garage...

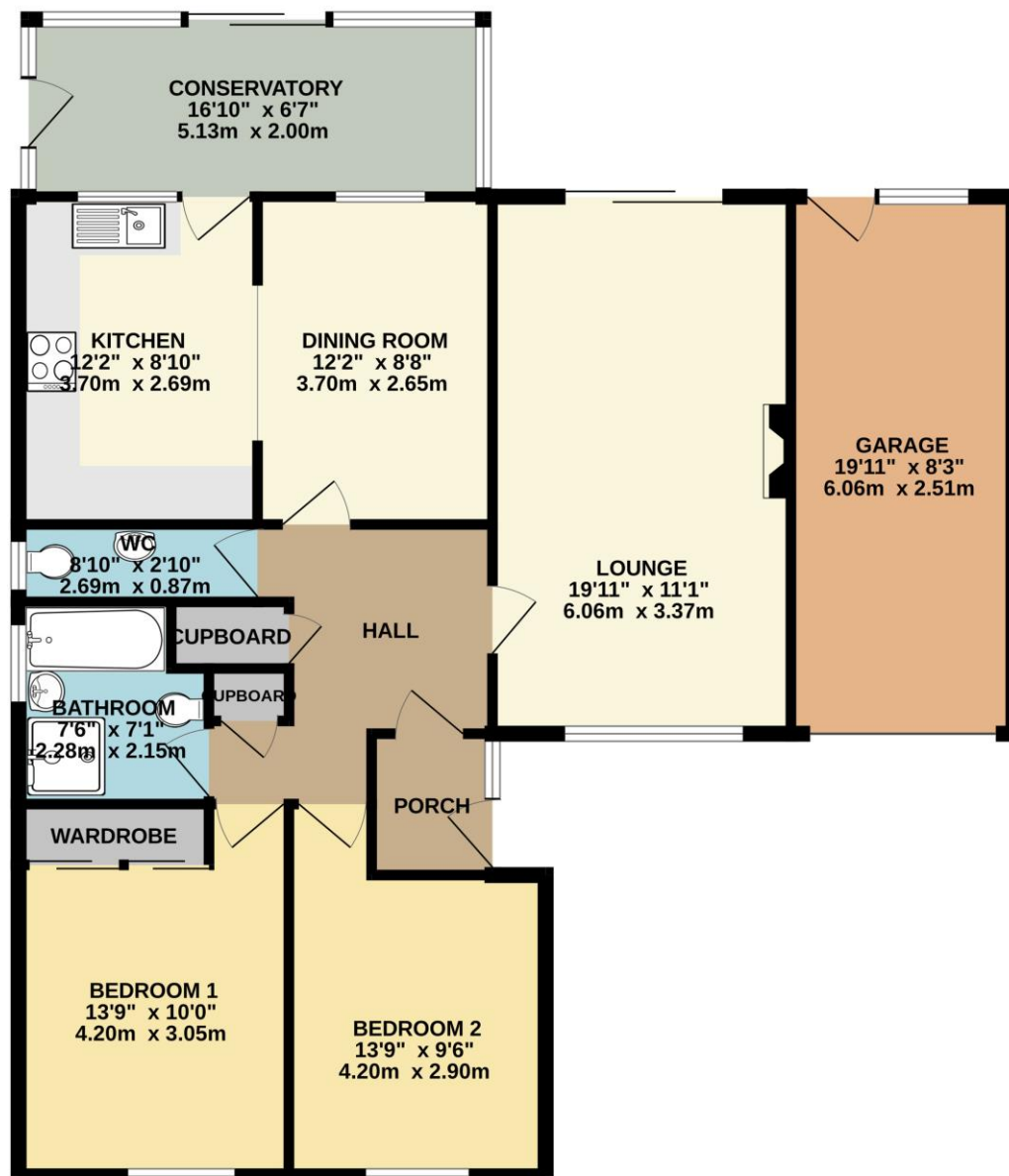
Simply move in, unpack and enjoy life this Summer in your beautiful one storey home.

**OVER 1,100 SQ FT OF LIVING**

### LOCATION AND AMENITIES

Langdale Park is a quiet cul-de-sac just off Eskdale Drive which is located in the ever-popular Crestview development to the north of Oulton. Ideally located for a range of local amenities, such as two superstores, a parade of local convenience stores, doctors, vets and takeaways. Suffolks excellent public transport network are available locally and 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)**



19 LANGDALE PARK, LOWESTOFT

TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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