



ESTATE AGENTS

online | exclusive | lets

**Lowestoft 01502 733399**

**Gorleston 01493 658854**

**£285,000**



**View this property on [one-estates.co.uk](https://www.one-estates.co.uk)**

## **20 Malvern Rise Lowestoft, NR32 4EH**

- COMPLETELY REFURBISHED THROUGHOUT
- SOUGHT AFTER NEIGHBOURHOOD
- LUXURY SHOWER ROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- BRAND NEW KITCHEN PACKED WITH APPLIANCES
- BRAND NEW QUALITY FLOORING
- BRAND NEW GAS CENTRAL HEATING
- BRAND NEW WINDOWS & DOORS
- NO ONWARD CHAIN

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

## ACCOMMODATION

### ENTRANCE PORCH 1.75m x 1.15m (5' 9" x 3' 9")

Enter into your brand-new Porch, light and bright due to your part-glazed composite front door and floor to ceiling opaque uPVC double glazed panels. Quality LVT has been laid to floor and a glazed door leads you in to your...

### HALL

Your hallway features brand new doors leading off to all rooms, there's a radiator, LVT flooring and handy cupboard.

### LOUNGE 6 4.35m x 3.65m (14' 3" x 12')

Floods of natural daylight is beamed into Lounge through the two new uPVC sealed unit double glazed windows, there's a new radiator and sumptuous fitted carpet underfoot.

### KITCHEN DINER 5.62m x 3.20m (18' 5" x 10' 6") max narrowing to 2.30m

The heart of any home is usually the Kitchen and this is no different. Over 18ft long, your Kitchen Dining Experience features a range of brand-new base and wall units fitted to two walls complete with modern contemporary 'shaker' style doors and drawers and a square edge 'butchers-block' worktop and upstand over. Integrated appliances include a 60/40 tall fridge freezer and induction hob with fan assisted oven below and extractor over. A stainless steel one-and-a-half bowl sink and drainer with swan neck mixer tap is located under the new uPVC sealed unit double glazed window.

Further along, ample space has been provided for your dining suite, there's a radiator and French doors open out into your delightful Garden.

The whole room, like the rest of the Bungalow is brand new with freshly plastered ceiling with inset spotlights and quality LVT flooring underfoot.

### MASTER BEDROOM 3.45m x 3.35m (11' 4" x 11')

Located at the front of the bungalow, your Master Bedroom features a brand-new uPVC sealed unit double glazed window to front aspect, new radiator and fitted carpet.

### BEDROOM 2 3.45m x 2.95m (11' 4" x 9' 8")

Another good size double with a fitted carpet, new radiator and new uPVC sealed unit double glazed window to rear Garden views.

### SHOWER ROOM 1.95m x 2.45m (6' 5" x 8') max

The perfect place to visit first thing the morning and last thing at night is your stunning contemporary Shower Room. A brand-new suite comprising of a 'corner' shower cubicle and a vanity unit featuring your wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of light, Karndean underfoot and towel rail radiator also feature. A cupboard houses

your brand new 'Worcester' Combination boiler.

## OUTSIDE

### FRONT GARDEN & DRIVEWAY

Plenty of curb appeal here with a gravel driveway with ample parking for several vehicles which extends to the side of the bungalow down to your Garage. A small wall allows privacy from the road, a lawn is laid and there's a border packed with shrubs.

### GARAGE

Your detached Garage features a vehicular door, personal door to rear Garden, power and light.

### REAR GARDEN

Completely enclosed by walls and fence, your very private rear Garden is mainly laid to lawn and is a blank canvas for the keen gardener. A brand-new patio has been laid adjacent to the rear of the bungalow perfect for sitting out, a barbecue or even a spot of alfresco dining.

### COUNCIL TAX

East Suffolk Band C

### SUMMARY

If you are in the market for a 'turn-key' brand new opportunity and want to live in an established neighbourhood, then look no further.

### Look at all these benefits;

- Substantially extruded with over 700 sq ft of living
- Freshly plastered walls and ceilings throughout
- Quality floor coverings throughout
- Brand new Kitchen packed with appliances
- Brand new external and internal doors
- Brand new central heating throughout
- Brand new windows
- Sought after neighbourhood
- Brand new Luxury Shower Room
- Stunning Driveway, Gardens & Garage

This stunning property is pretty much a new home within an existing bungalow, and it could be your next dream home.

To view, simply call 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.





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.

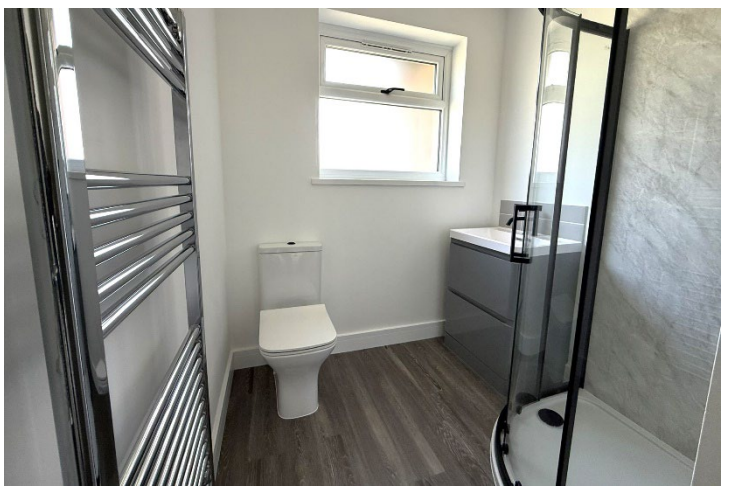




MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





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.

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.





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.





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.



## A BEAUTIFULLY REFURBISHED BUNGALOW

We are delighted to be assisting with the sale of this 'turn-key' as new Bungalow located in a sought-after neighbourhood in North Lowestoft. This property has undergone a substantial refurbishment program and has been extended to the rear offering an 'Open-Plan' Kitchen Dining experience. Your accommodation comprises of a Lounge, brand new Kitchen, packed with appliances, two double Bedrooms and a luxury Shower Room. No expense had been spared, with brand new double glazing, new gas central heating throughout, new quality floor coverings, new doors, freshly plastered walls and much, much more. There's plenty of parking on the large Driveway which leads to your Garage and an enclosed rear Garden.

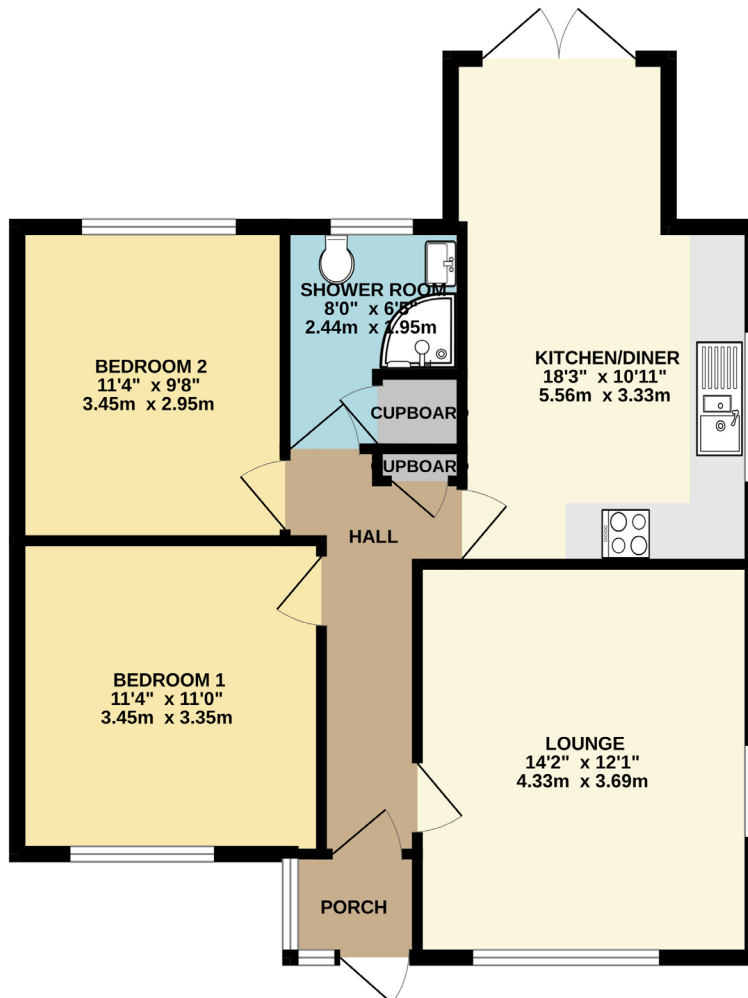
Simply move in, unpack and enjoy life this Summer in this stunning one storey home.

### NO ONWARD CHAIN

#### LOCATION AND AMENITIES

Malvern Rise is a sought-after neighbourhood of mainly bungalows located just off Hillcrest Drive in the north part Lowestoft. Convenient for a range of amenities such as Tesco and Aldi superstores and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. The area boasts a thriving community complete with shops, Normanston and Nicholas Everitts Parks that hosts leisure facilities and events, a museum, public houses and restaurants. Good schools, 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 | **Email:** [info@one-estates.co.uk](mailto:info@one-estates.co.uk)



20 MALVERN RISE, LOWESTOFT

TOTAL FLOOR AREA : 712 sq.ft. (66.2 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.

Made with Metropix ©2025

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.