

£375,000



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242 Normanston Drive Lowestoft, NR32 2PR

- CHARMING DETACHED DORMER
- MANY RECENT UPGRADES
- BEAUTIFULLY LANDSCAPED GARDENS
- RECENT NEW KITCHEN
- NEW CENTRAL HEATING SYSTEM
- RECENT NEW OAK STAIRCASE
- WORKSHOP, POTTING SHEDS & SUMMER HOUSE
- RECENT NEW DOUBLE GLAZING
- RECENTLY UPGRADED BATHROOM
- NEWLY LAID DRIVEWAY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall 8' 7" x 5' 5" (2.63m x 1.66m)

Through the modern front door into the Hallway of your beautiful new home. A uPVC sealed unit double glazed window allows an abundance of natural daylight in, there's a fitted carpet and doors lead you to your Kitchen and Lounge. Simply kick off your shoes, hang up your coat and relax in your beautiful new home.

Kitchen 18' 2" x 8' 6" (5.56m x 2.6m)

A range of new base and wall units have been fitted to three walls complete with cream coloured 'cathedral' style doors and drawers and a roll edge worktop over. Integrated appliances include a Neff six burner gas hob with extractor hood over, Bosch eye level double oven and grill and plenty of space and plumbing is provided for your automatic washing machine, dishwasher and fridge freezer plus space for a tumble drier. A Franke stainless steel two and a half bowl sink is located under your large uPVC sealed double glazed window which overlooks your front Garden. A recently laid tiled floor, new electric box, a heater that works from the central heating system and TV aerial also featured. An archway leads you in to your ...

Lounge Dining Room 26' 1" x 25' 5" (7.96m x 7.76m) (max)

This very imposing Lounge Dining Room has many zones to it. An oak bar has been created, a bulkhead and bar entrance flap which can be dropped down to make the bar longer, perfect for entertaining guests with spot lighting and a uPVC sealed unit double glazed window.

Two bay windows, not only allow an abundance of natural daylight, they are also a focal point for the whole room. Brand new uPVC sealed unit double glazed French doors lead you out to your Garden, there's a freshly plastered ceiling, three radiators and recently fitted carpet. Doors leads off to your rear Lobby and your beautiful staircase leads you upstairs.

Staircase

Another upgrade is the stunning oak staircase which includes a carpet runner up the centre. A 'Velux' rooflight is located halfway up adding even more daylight.

Rear Lobby 7' 8" x 2' 7" (2.36m x 0.81m)

The link between your Reception room and ground floor Bedroom and bathroom also features an exterior door and large storage cupboard.

Bathroom 10' 11" x 9' 7" (3.34m x 2.93m)

Your completely refurbished modern contemporary Bathroom features a suite comprising of a centre tap bath, low level WC, floor to ceiling vanity wash hand basin and a 'luxury sized' walk-in shower cubicle, tiled floor, heated towel rail radiator and further fan heater. There's also an opaque uPVC sealed unit double glazed window.

Ground Floor Bedroom 11' 7" x 9' 7" (3.54m x 2.93m)

Located just off you Rear Lobby, this Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

FIRST FLOOR

Landing

At the top of those wonderful stairs, your Landing features a fitted carpet and doors led off to both Bedrooms and Shower Room

Master Bedroom 16' 2" x 11' 10" (4.94m x 3.61m)

Located at the front part of the house, your master features a uPVC sealed unit double glazed window and an additional third pane resulting in triple glazing. There's a radiator, fitted carpet and large built-in wardrobe with mirrored sliding doors. Doors lead you into your Eaves storage at each side.

Eaves Storage

What fabulous storage solutions we have here. The Eaves have been insulated with quality 'Rockwool' and boarded plus lighting.

Shower Room 8' 3" x 6' 1" (2.52m x 1.86m)

Again, another refurbished room complete with a new shower cubicle, low level WC, vanity wash hand basin, 'Velux' skylight, new flooring and heated towel rail radiator.

Bedroom 12' 1" x 9' 2" (3.7m x 2.8m)

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

OUTSIDE

GARDENS

Not only has your accommodation been completely refurbished, outside has too. To the front, a brand new Eco Friendly angular gravel driveway has been created which offers ample parking and a gate leads you into your rear Garden.

What a picture the rear Garden is. Beautifully landscaped and very private. New fencing has been erected, there is extensive paving, a centre lawn, fountains, street lights and many mature trees, plants and shrubs... you need to see to believe.

Grow your own in the raised beds and removable cages.

There's a Workshop with power and light, potting sheds, a new Rhino Greenhouse with staging, finials, lighting and power point.

There's also a new Log cabin which features a new fitted carpet, power and light, plus an internet connection should you wish to 'work from home'

Council Tax

Band D

SUMMARY

The current Owners have spent a great deal of time, effort and money on this property, come take a look.

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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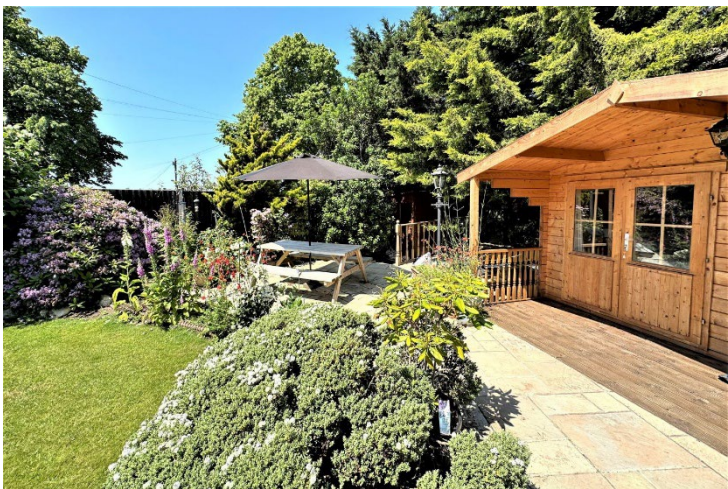
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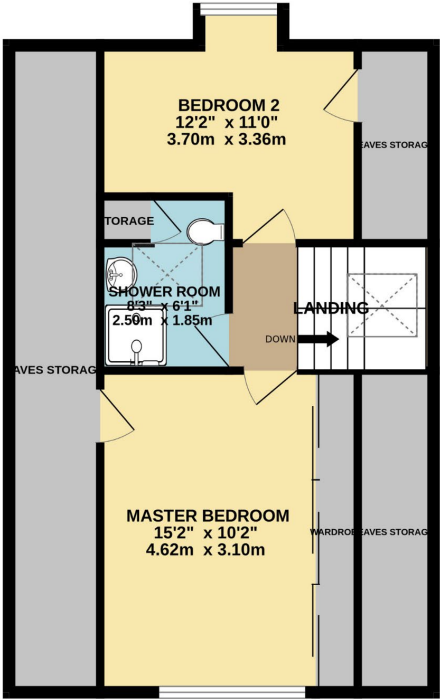
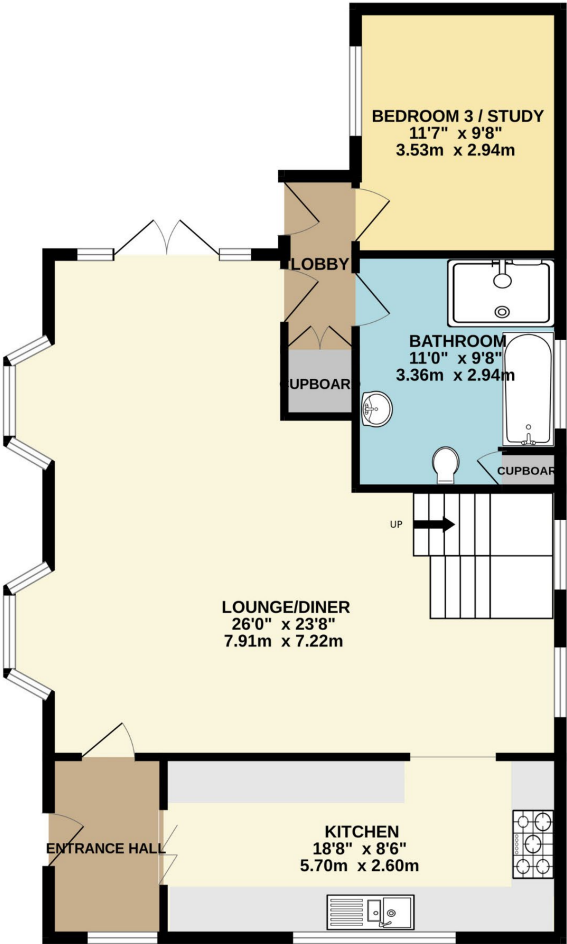
BEAUTIFUL THREE BEDROOM DETACHED DORMER BUNAGLOW
COMPLETELY REFURBISHED THROUGHOUT | STUNNING LANDSCAPED GARDENS

We are delighted to offer for sale this two storey Bungalow which has undergone extensive modernisation throughout. So many new upgrades including a new Kitchen, Central heating System, Bathrooms, a stunning Oak Staircase, Double Glazing, boarded and insulated Eaves storage, upgraded Roof, brand new Driveway and much, much more. To the rear your beautifully landscaped Garden features a Log Cabin, Rhino Greenhouse, Potting Shed and Workshop. Your accommodation comprises of a Kitchen, huge Lounge Diner, Bathroom and Bedroom on the ground floor while upstairs two double Bedrooms and Shower Room.

LOCATION AND AMENITIES

Located on Normanston Drive on the border of Oulton Broad and Lowestoft this property stands proud. 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. Situated on Normanston Drive and not far from the A12 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: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



242 NORMANSTON DRIVE, OULTON BROAD

TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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