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**lowestoft 01502 733399**

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OIEO

**£300,000**



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## **4 Butley Drive Oulton, Lowestoft, NR32 3EB**

- SUBSTANTIALLY EXTENDED
- THREE BEDROOMS
- MODERN KITCHEN BREAKFAST ROOM
- GARDEN ROOM TO REAR
- SOUGHT AFTER LOCATION
- ENCLOSED SUN-TRAP REAR GARDEN
- DRIVEWAY & GARAGE
- DOUBLE GLAZED THROUGHOUT
- OVER 1,160 SQ FT OF LIVING
- RECENTLY UPGRADED GAS CENTRAL HEATING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### **ENTRANCE PORCH** 2.15m x 1.40m (7' 1" x 4' 7") Max

Through your part-glazed front door into the Porch of your new home. Extra light is beamed in through the 'porthole' window, laminate is laid to underfoot, there's a handy storage cupboard, simply kick off your shoes, hang up your coat and relax in your new home.

#### **LOUNGE** 5.78m x 3.65m (19' x 12") narrowing to 3.20m

Your 'bay fronted' Lounge features a uPVC sealed unit double glazed window to front aspect, a feature fireplace, laminate flooring and radiator. Your carpeted staircase leads you up to all first-floor rooms and a door leads you in to your ...

#### **KITCHEN BREAKFAST ROOM** 5.78m x 2.76m (19' x 9' 1") narrowing to 2.26m

Spanning the whole width of the house, your wonderful Kitchen Breakfast Room features a range of base and wall units fitted to three walls complete with ivory coloured cottage style doors and drawers with a roll edge worktop and tiled splashback over. Your one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window and integrated appliances include an under counter fridge, double oven and induction hob with contemporary extractor hood over.

There's a large larder cupboard and access is also available to your understair cupboard, radiator and laminate floor.

A door leads you to your covered passage and glazed double doors lead out to your ...

#### **DINING ROOM** 3.06m x 2.67m (10' x 8' 9")

Conveniently located off the Kitchen, your Dining Room provides ample space for your family dining suite, double glazed patio doors allows stunning views over your rear Garden, laminate is laid underfoot and glazed double doors lead into your ...

#### **GARDEN ROOM** 3.00m x 2.70m (9' 10" x 8' 10")

The perfect place to sit and unwind. Your Garden Room features ceramic tiling to floor, three uPVC sealed unit double glazed window attract and abundance of daylight and French doors lead you outside.

### FIRST FLOOR

#### **LANDING**

At the top of the stairs, your Landing features doors leading off to all first floor rooms and a large uPVC sealed unit double glazed window allows plenty of natural daylight to be beamed in.

#### **BEDROOM 1** 3.17m x 3.65m (10' 5" x 12") narrowing to 2.90m

Your Master Bedroom is located at the front part of the property and features a uPVC sealed unit double glazed window, built in wardrobe, fitted carpet and radiator.

#### **BEDROOM 2** 3.65m x 2.28m (12' x 7' 6") max

Located at the rear part of the property, this double Bedroom features a uPVC sealed unit double glazed window, built in wardrobe and radiator.

#### **BATHROOM** 2.00m x 1.70m (6' 7" x 5' 7")

Your modern contemporary fully tiled Family Bathroom features a suite comprising of a panel bath with shower and screen over, pedestal sink and low-level WC. An opaque uPVC sealed unit double glazed window and radiator also feature.

#### **BEDROOM 3** 3.17m x 1.86m (10' 5" x 6' 1")

The smallest of the three is still a good size and features a uPVC sealed unit double glazed window to front aspect, fitted carpet, radiator and over-stair cupboard.

### OUTSIDE

#### **COVERED PASSAGE**

This handy passage offers more storage and features doors either end to allow access front to back. A door leads you into your Garage.

#### **GARAGE** 5.67m x 2.54m (18' 7" x 8' 4")

A good size Garage with power and light, a vehicular door and window to rear.

#### **FRONT GARDEN & DRIVEWAY**

The house is situated back from the road allowing plenty of parking on the Driveway while your well manicured front garden is mainly laid to lawn.

#### **REAR GARDEN**

Beautifully private, your South West facing garden is completely enclosed by tall hedges, is mainly laid to lawn and features a patio, perfect for sitting out or even a spot of alfresco dining. A timber Summer House is also available.

### SUMMARY

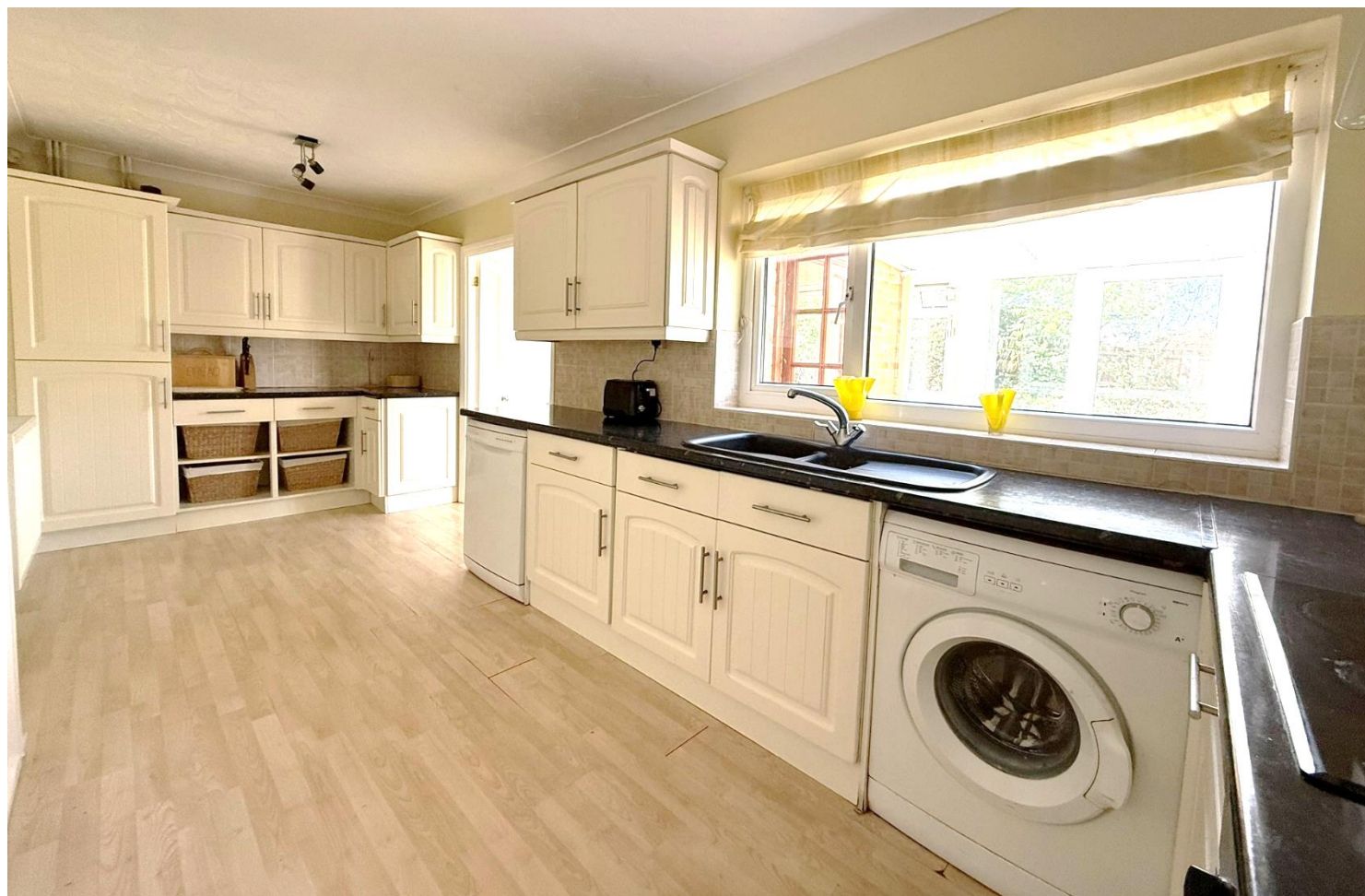
What an opportunity this is. With over 1,160 sq ft of living over two floors, double glazing and the upgraded central heating system with a Worcester Bosch condenser boiler, not forgetting the stunning SunTrap rear Garden .

Come take a look! 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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## A BEAUTIFUL THREE BED DETACHED IN SOUGHT AFTER LOCATION

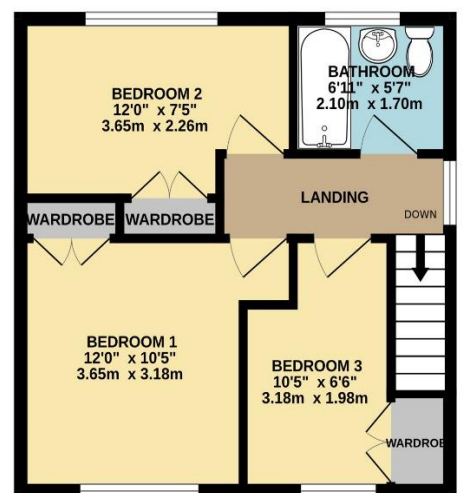
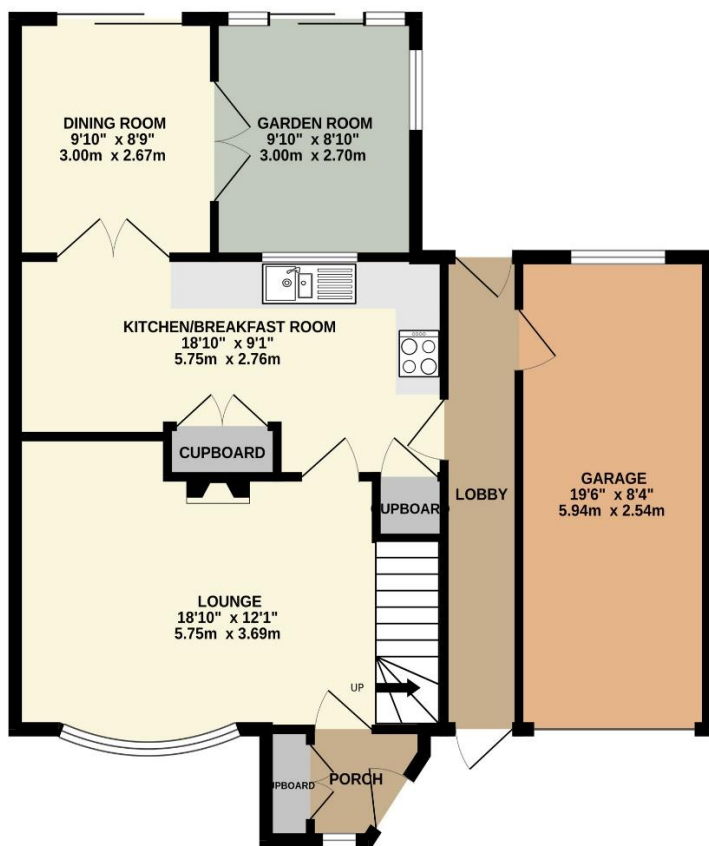
What an opportunity!! If you are in market for a spacious detached family home in a sought-after cul-de-sac location in Oulton, then look no further. Your accommodation comprises of a large bay fronted Lounge, modern Kitchen Breakfast Room packed with Appliances, separate Dining Room leading into your Garden Room on the ground floor, while upstairs, three Bedrooms and Family Bathroom. All this with the creature comforts of recently upgraded gas central heating system and double-glazed windows throughout. Come take a look, you won't be disappointed!

**OVER 1,160 SQ FT OF LIVING | VERY PRIVATE SOUTH WEST FACING REAR GARDEN**

### LOCATION & AMENITIES

Butley Drive is located just off Claydon Drive, a pleasant neighbourhood in the village of Oulton to the north of Lowestoft. Convenient for a range of local shops, schools with 'Outstanding' rating, and the hustle and bustle of Lowestoft town centre with High Street branded shops and the beautiful sandy beach and seafront only a couple of miles away. The wonderful Oulton Broad village with its beautiful park, broad and super restaurants are just mile down the road. There's an excellent public transport network and Suffolks beautiful countryside right on your doorstep.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



4 BUTLEY DRIVE, LOWESTOFT

TOTAL FLOOR AREA: 1165 sq.ft. (108.2 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.  
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