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Lowestoft 01502 733399

Gorleston 01493 658854

£250,000



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4 June Avenue Lowestoft, NR32 2RR

- OVER 900 SQ FT of LIVING
- 21FT LOUNGE
- SOUGHT AFTER LOCATION
- MODERN KITCHEN BREAKFAST ROOM
- BEAUTIFUL ESTABLISHED REAR GARDEN
- CONSERVATORY TO REAR
- EXCELLENTLY PRESENTED
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- LARGE DRIVEWAY LEADING TO DETACHED GARAGE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 1.50m x 0.83m (4' 11" x 2' 9")

Enter through the modern part-glazed front door into Porch of your new home. There's an additional uPVC sealed unit double glazed window attracting plenty of daylight and a further part-glazed door leads you into your Inner Hall. The perfect place to kick off your shoes and hang up your coat and relax.

HALLWAY

Your Hallway is the main link to your Lounge, Kitchen, Shower Room and both Bedrooms while a large cupboard is handy for vacuum, ironing board and other domestic items while a further cupboard houses your Combi boiler. Quality 'herringbone' LVT has been laid underfoot, loft access and a radiator also features.

KITCHEN BREAKFAST ROOM 4.70m x 3.13m (15' 5" x 10' 3") narrowing to 2.10m

Located at the front part of the bungalow, your 'L' shaped Kitchen features a range of base and wall units fitted to three walls complete with contemporary 'walnut' effect flat doors and drawers with a black square edge worktop and tiled splashback over. There's also a handy breakfast bar, perfect for your first meal of the day and an abundance of natural daylight is beamed in through the two uPVC sealed unit double glazed windows.

There's a radiator, ceramic tiling has been laid underfoot, and integrated appliances include a double eye-level oven and grill and hob features an extractor over. There's also a fridge, freezer and your stainless steel one-and-a-half bowl sink and drainer located under one of the windows to side aspect. A handy larder takes care of even more storage.

LOUNGE 6.47m x 3.30m (21' 3" x 10' 10")

Over 21ft long, your Lounge Diner features a uPVC sealed unit double glazed window to side aspect and a set of patio doors lead out to your Conservatory and allows views out to your rear Garden beyond. There's a fitted carpet laid underfoot, and two radiators maintain an even temperature.

CONSERVATORY 5.50m x 2.30m (18' 1" x 7' 7")

The perfect place to sit and unwind with panoramic views over your beautiful rear Garden through the uPVC sealed unit double glazed windows. Wood laminate is laid underfoot, there's a radiator so you can use the room all year round and patio doors lead you out to your Garden.

MASTER BEDROM 4.70m x 3.35m (15' 5" x 11')

Located at the front part of the Bungalow and formerly the Lounge, Bedroom 1 features a uPVC sealed unit double glazed window to front Garden views, a radiator and laminate floor.

BEDROOM 2 3.17m x 2.89m (10' 5" x 9' 6")

Now to the rear of the Bungalow, Bedroom two is still a good size double and features a set of built in wardrobes, fitted carpet, radiator and uPVC sealed unit double glazed window to rear Garden views.

SHOWER ROOM 2.16m x 2.10m (7' 1" x 6' 11") max

Your 'fully tiled' Shower Room features a suite comprising of a large corner shower cubicle, pedestal sink and low-level WC. There's also an opaque uPVC sealed unit double glazed window, tiled floor and chrome heated towel rail radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Recently refreshed to create attractive curb appeal. A resin Driveway has been created and maintenance free shingle borders finish the fresh look. Your Driveway extends to the side leading up to your Garage.

Your concrete Garage features a vehicular door, window and personal door, power and light.

REAR GARDEN

Very established yet beautifully maintained, your rear Garden is a real picture. Completely private and enclosed by fence, borders are packed with mature trees, plants and shrubs, there's a lawn, shingled area and a Summer House, two patios, 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 spacious one storey accommodation with a stunning Garden in a pleasant location, this could well be your dream home.

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 DOUBLE BEDROOMS | BEAUTIFUL GARDENS

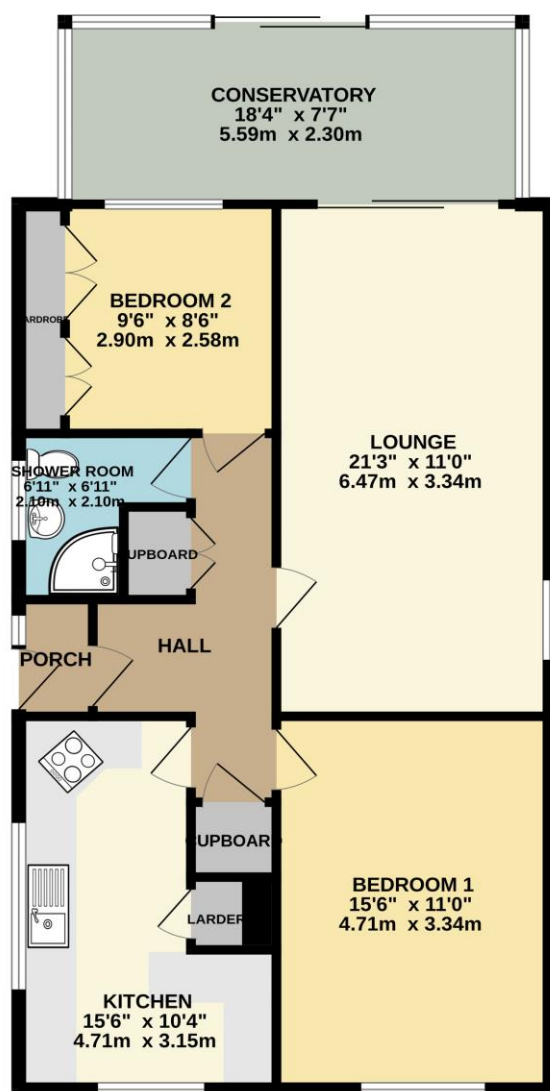
We are delighted to offer for sale this lovely, detached bungalow located on a pleasant Avenue in North Lowestoft. Located on a good size plot, your accommodation comprises of a 21ft Lounge, Conservatory, Kitchen Breakfast Room, two double Bedrooms and Shower Room. Excellently presented you'll also enjoy the creature comforts of gas central heating and double glazing. All this with an ungraded Driveway and set in beautiful Gardens. Simply move in, unpack and enjoy life this Summer in this stunning one storey home.

OVER 900 SQ FT OF LIVING ON ONE FLOOR

LOCATION AND AMENITIES

June Avenue is a quiet residential neighbourhood located off Evans Drive in the north part of Lowestoft. Ideally situated for local schools, there's an excellent public transport network available with Lowestoft approximately 1 mile and Oulton Broad the same. Two superstores are located nearby and a range of local amenities are available with the stunning Suffolk countryside right on your doorstep

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



4 JUNE AVENUE, LOWESTOFT

TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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