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GUIDE PRICE

£325,000



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‘Butterfields’ 5 Bentley Drive, Parkhill, Lowestoft, NR32 4WL

- **GUIDE £325,000 to £350,000**
- **FOUR BEDROOMS**
- **PLANTATION SHUTTERS THROUGHOUT**
- **UPGRADED SHOWER ROOM**
- **PRESTIGIOUS PARKHILL**
- **STUNNING REAR & SIDE GARDENS**
- **DRIVEWAY FOR SEVERAL VEHICLES TO REAR, PLUS GARAGE**
- **BEAUTIFUL GARDEN ROOM**
- **SEASIDE VILLAGE LOCATION**
- **OVER 1,200 SQ FT OF LIVING**

BASIC TO BOUTIQUE, ‘ONE’ HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern part-glazed composite front door into the Hallway of your beautiful new home. Another uPVC sealed unit double glazed window beams in plenty of natural daylight, Quality 'LVT' flooring is laid underfoot, there's a radiator and your carpeted staircase leads you to all first-floor rooms. There's a handy storage cupboard below and doors lead off to your Lounge, Kitchen and ...

Cloakroom WC 1.83m x 0.85m (6' x 2' 9")

Essential for the growing family is the downstairs loo!. Your Cloakroom features a suite comprising of a low-level WC and vanity wash hand basin. A white heated towel rail radiator keeps it warm, ceramic tiling is laid to floor and an opaque uPVC sealed unit double glazed window also features.

Lounge 3.51m x 4.32m (11' 6" x 14' 2") into bay

A superb bay window dominates with uPVC sealed unit double glazed windows and overlooks your front garden. Quality laminate has been laid underfoot, there's a radiator, ceiling fan and feature fireplace.

Dining Room 3.65m x 2.95m (12' 0" x 9' 8")

Through a door from Hall and enter this fabulous Dining Room. Conveniently located right next to your Kitchen, your Dining Room features laminate flooring underfoot, a radiator and double-glazed patio doors lead out to your Conservatory. A part glazed door leads you in to your ...

Kitchen 3.18m x 2.95m (10' 4" x 9' 8")

Your modern contemporary Kitchen features a range of base and wall units fitted to three walls complete with white 'shaker' style doors and drawers with a stylish composite worktop and upstand over. Integrated appliances include a gas hob with extractor hood over, a double eye level oven and grill, dishwasher and microwave. Ample space is provided for your tall fridge freezer while your inset stainless steel double sink with swan-neck tap is located under your uPVC sealed unit double glazed window overlooks your rear Garden.

Other modern features include plinth lighting, tiling has been laid underfoot, ceilings replastered, and inset spotlights finish off the look. An archway leads you to your ...

Utility Room 1.92m x 1.66m (6' 4" x 5' 5")

A great addition to the kitchen, matching base units with worktop over and plumbing and space for an automatic washing machine. Your back door leads you outside to the side of the property allowing access to the rear garden.

Conservatory / Garden Room 4.25m x 3.63m (13'11" x 11' 11")

What a magnificent space to sit and unwind with panoramic views over your rear Garden. Constructed of uPVC sealed unit double glazing over a brick base, there's a ceiling fan, ceramic tiling is laid to floor, and a radiator ensures all-year-round use.

FIRST FLOOR

Landing

At the top of the carpeted staircase, this uniquely shaped gallery style landing has doors leading to all four Bedrooms and the family Bathroom and a uPVC sealed unit double glazed window attracts plenty of light.

Master Bedroom 4.32m x 3.51m (14' 2" x 11' 6")

Located to the front section of the house is the master Bedroom. A uPVC sealed unit double glazed window is featured, and a radiator situated under. A sumptuous, fitted carpet, ceiling fan, built in wardrobes and a door leads to your ...

Ensuite 1.70m x 1.25m (5' 7" x 4' 1") plus shower cubicle

The perfect place to start and end your day in your very own ensuite. An opaque uPVC sealed unit double glazed window is situated in the ensuite, upgraded with a suite comprising of a shower cubicle, low level WC and vanity wash hand basin, white heated towel rail radiator and tiled floor.

Bedroom 2 2.90m x 2.77m (9' 6" x 9' 1")

One of the back Bedrooms with views overlooking your rear Garden through the uPVC sealed unit double glazed window. Radiator, a built-in wardrobe, ceiling fan and fitted carpet also features.

Shower Room 1.95m x 1.84m (6' 5" x 6')

Another upgraded room finished in modern contemporary styling comprises of a large walk-in glass shower cubicle, low level WC and vanity wash hand basin. An opaque uPVC sealed unit double glazed window allows natural light through, there's a tiled floor and white heated towel rail radiator.

Bedroom 3 2.93m x 2.53m (9' 7" x 8' 4") max

A uPVC sealed unit double glazed window overlooks your rear garden, radiator, fitted carpet included and built-in wardrobe also features.

Bedroom 4 2.53m x 1.65m (8' 4" x 5' 5")

The smallest of the four is still a good-sized room and is perfect as a study or a dressing room. Situated at the front part of the house, this bedroom has a uPVC sealed unit double glazed window which overlooks the front, fitted carpet, radiator and built-in wardrobe.

OUTSIDE

Front Garden

Maintenance free shingle has been laid at the front of the property, plenty of curb appeal here with steps leading up from Bentley Drive and a path to your front door.

Driveway & Garage

Located round the back on Stimpson Close, your brickweave Driveway allows parking for several vehicles and the driveway also extend up to your detached Garage. Your garage features light, power and a personal door to your Garden.

Rear Garden

This rear garden is an absolute joy. Arguably one of the largest plots on Parkhill, your rear Garden is completely enclosed by fence and wall which makes it very private. Many textures are laid to ground such as a lawned area, shingle and patios, perfect for a touch of alfresco dining or family barbecue. Come take a look, a wonderful garden to enjoy.

SUMMARY

A fine example of a super family home with many new upgrades and presented in a modern contemporary style.

To view, call us on the number 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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EXCELLENTLY PRESENTED – FOUR BEDROOMS – OVER 1,200 SQ FT

Located on the prestigious Bentley Drive in the extremely popular Parkhill development sits this excellently presented and improved four-bedroom family home. Cosy, yet spacious, this home has a bay fronted lounge, modern contemporary Kitchen, Utility Room and separate Dining Room leading out your beautiful Conservatory / Garden Room. There is also an ensuite Master Bedroom, three further Bedrooms and upgraded Shower Room on the first floor, while outside, a stunning south facing rear Garden, Garage and Driveway.

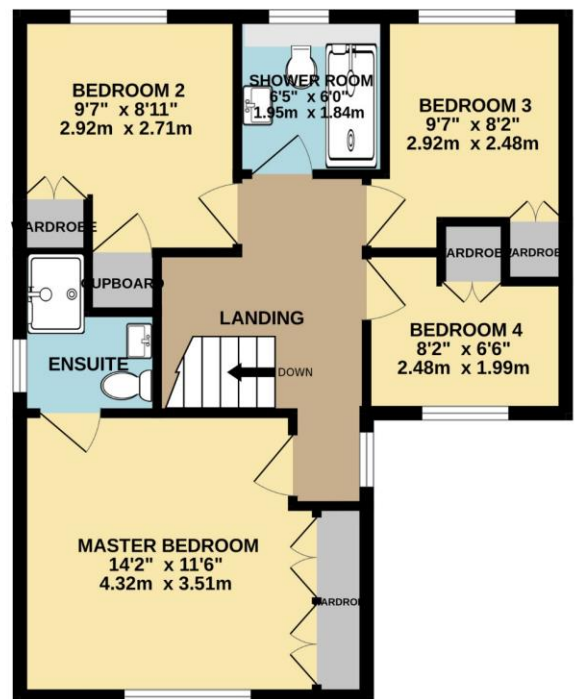
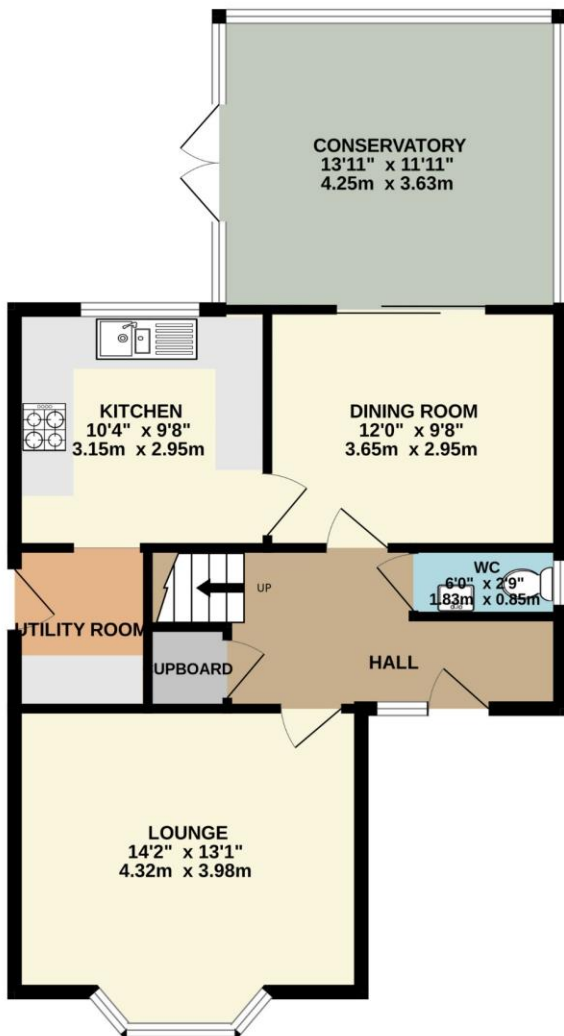
Simply move in, unpack and enjoy quality living this Summer in your super new family home and gardens.

LARGE DRIVEWAY TO REAR | STUNNING SOUTH FACING REAR GARDEN

LOCATION AND AMENITIES

Number 5 is situated on Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as Tesco and Aldi superstores, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. Good schools, a great public transport network, the beach is also convenient and the stunning Suffolk countryside closeby.

Contact: The 'One Online' Team | **Mobile:** 07787 436600 | **Email:** info@one-estates.co.uk



5 BENTLEY DRIVE, PARKHILL

TOTAL FLOOR AREA : 1222 sq.ft. (113.6 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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