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£425,000



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9 Shoals Walk Lowestoft, NR33 9HG

- STUNNING 'DESIGNER' HOME
- 27ft LIVING ROOM WITH VAULTED CEILING
- FOUR OR FIVE BEDROOM OPTIONS
- MANY NEW UPGRADES THROUGHOUT
- CONTEMPORARY BATHROOM & ENSUITE
- SUPER 'OPEN-PLAN' LIVING EXPERIENCE
- uPVC DOUBLE GLAZING
- SOUGHT AFTER NEIGHBOURHOOD
- STUNNING PRIVATE REAR GARDEN
- GARDEN ROOM TO REAR

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

OPEN PLAN HALL / RECEPTION / DINING AREA

Enter through your modern part-glazed front door into this magnificent first impression living space. Beautifully light and bright due to uPVC sealed unit double glazed panels either side of the front door and the 'open-plan' space that has been created.

This inviting space has several zones and the focal point being the stunning central fireplace which houses your log burning stove accessed both from here and your Living Room.

One of the zones is adjacent to your Kitchen allowing a super dining area for family mealtimes.

An open tread contemporary staircase leads you up to all first floor rooms, engineered wood flooring has been laid throughout this space and radiators maintain an even temperature.

Openings lead you in to your Living Room and Kitchen, while doors leads you into your Garden room, Lobby, Study and ...

CLOAKROOM WC 1.47m x 1.30m (4' 10" x 4' 3")

Essential for the family is the downstairs Loo! A suite comprises of a low level WC and pedestal sink, there's an opaque uPVC sealed unit double glazed window, radiator and tiled floor underfoot.

STUDY / BEDROOM 5 3.40m x 3.06m (11' 2" x 10')

Located at the front of the property, this versatile room, currently used as a gym could be used as a ground floor Bedroom, Home Office or Playroom... you decide. There's a uPVC sealed unit double glazed window, radiator and fitted carpet.

LIVING ROOM 8.28m x 3.32m (27' 2" x 10' 11")

Another stunning feature. The vaulted ceiling provides so much light and space. To the front a large uPVC sealed unit double glazed window overlooks your front Garden while at the other end French Doors lead out to your rear Garden. A sumptuous carpet is laid underfoot, there are a couple of radiators and like the Hall, the central fireplace with tiled floor to ceiling chimney breast with that super log burner.

GARDEN ROOM 3.06m x 3.06m (10' x 10')

Located off the open plan Hallway, another versatile room, Garden Room, Office or separate Dining Room? Wood flooring, radiator and French doors lead outside.

KITCHEN 3.07m x 3.06m (10' 1" x 10')

Through an opening into your Kitchen. A range of base and wall units are fitted to three walls compete with Maple effect doors and drawers with a roll edged worktop and tiled splashback over. Integrated appliances include an induction hob with extractor hood over and a double eye level oven opposite. Ample space is provided for your dishwasher and your uPVC sealed unit double glazed window is located above your sink and allows super views over your rear Garden.

LOBBY 6.52m x 1.35m (21' 5" x 4' 5")

This handy passage offers more storage, a Utility area and features doors either that allows access front to back. A door leads you into your Garage.

FIRST FLOOR

LANDING

At the top of the stairs your Landing features a fitted carpet, two cupboards and doors lead off to all Bedrooms and Bathroom.

MASTER BEDROOM 4.17m x 3.05m (13' 8" x 10')

Located to the rear of the property, Bed 1 features a uPVC sealed unit double glazed window to rear Garden views, a fitted carpet and radiator.

ENSUITE 3.05m x 1.91m (10' x 6' 3")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Modern and contemporary with a suite comprising of an 'L' shaped bath with shower over, low level WC and vanity wash hand basin. Fully tiled to wall and floor, there's also a new opaque uPVC sealed unit double glazed window, Velux rooflight and heated towel rail.

BEDROOM 2 3.85m x 2.45m (12' 8" x 8')

A front Bedroom featuring a uPVC sealed unit double glazed window, fitted carpet and radiator.

BEDROOM 3 2.72m x 2.68m (8' 11" x 8' 10")

A good size double with a Velux rooflight, fitted carpet and radiator.

BEDROOM 4 2.45m x 2.13m (8' x 7')

The smallest of the four features a uPVC sealed unit double glazed window, fitted carpet and radiator.

BATHROOM 2.71m x 1.62m (8' 11" x 5' 4")

The family Bathroom features a suite comprising of a panel bath, vanity unit with basin and low level WC. There's a vinyl floor underfoot, radiator and Velux window.

OUTSIDE

Front Garden & Driveway

This house has stacks of curb appeal with its unique styling. Mainly laid to lawn with mature trees and shrubs, there's a brickweave driveway with plenty of parking.

Rear Garden & Garage

Completely enclosed and very private your Garden is mainly laid to lawn with a large patio, perfect for sitting out, a barbecue or even a spot of alfresco Dining.

Your Garage features power and light and a separate workshop area.

SUMMARY

So many upgrades and a much-improved layout. The contemporary open plan reception is the central hub and makes the perfect spacious family home.

To view, 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 MISEDDESCRIPTIONS 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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SUBSTANTIALLY IMPROVED & MODERNISED 'OPEN-PLAN' DESIGNER HOME

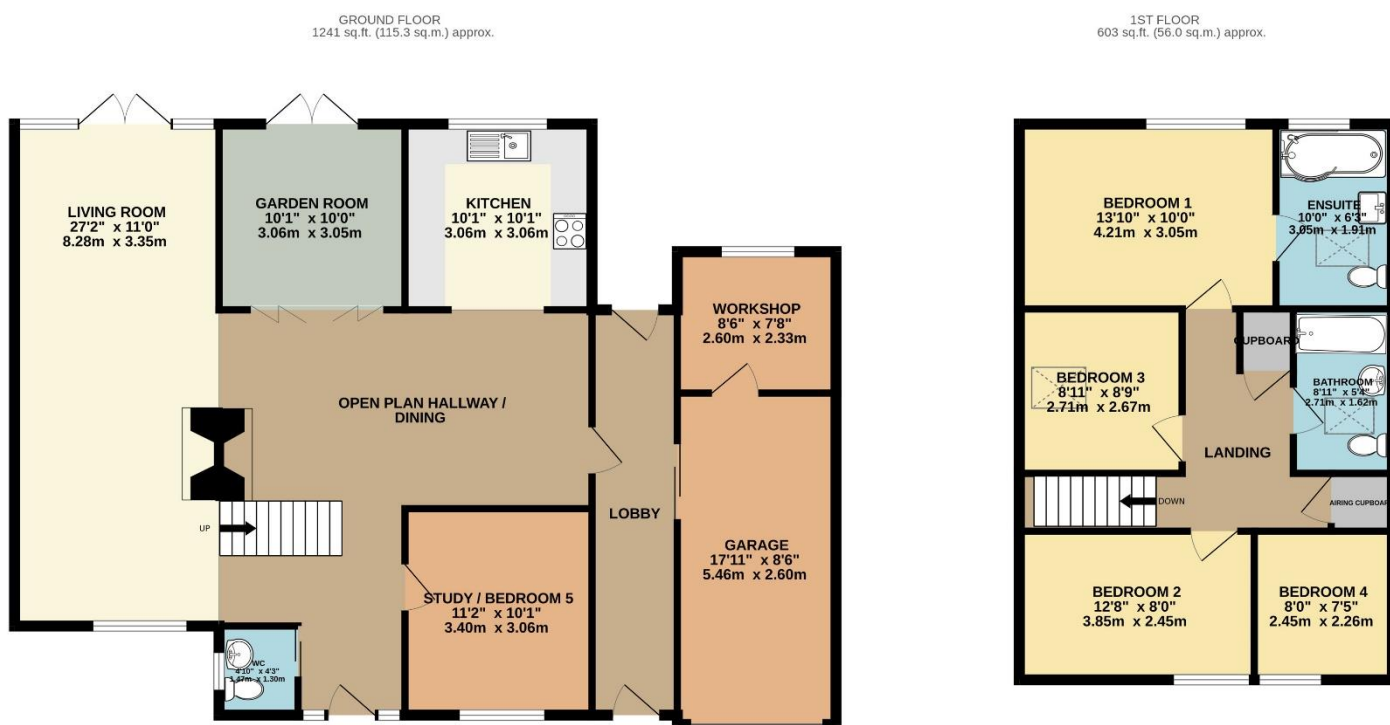
Situated in the quiet yet popular road of Shoals Walk, stands this super four / five Bedroom contemporary 'Open-Plan' family home. The property has undergone many layout improvements, and your accommodation comprises of a huge space with a 27ft living Room with vaulted ceiling and central fireplace, open plan to your Dining Area, and a timber staircase leads up to all first-floor rooms. There's also your Kitchen, garden Room, Study / Bedroom five and Cloakroom WC all on the ground floor. Upstairs you will find four bedrooms, one with En-suite and family Bathroom. Outside there's a beautiful private rear Garden with a super patio area, perfect for outdoor living plus a Garage to side and Driveway to front. All of this with the creature comforts of gas central heating and double glazing.

1,844 sq ft of CONTEMPORARY LIVING

LOCATION AND AMENITIES

This super opportunity is located on Shoals Walk, just off Westwood Avenue in South Oulton Broad. The towns of Lowestoft, Southwold, Beccles and the cities of Norwich & Ipswich are easily accessible. Good schools, public transport, the beach and the stunning Suffolk countryside are convenient. The area boasts a thriving community complete with a parade of shops, Nicholas Everitt Park that hosts leisure facilities and events, a museum, public houses and restaurants are all closeby.

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



9 SHOALS WALK, LOWESTOFT

TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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