

lowestoft 01502 733399

Gorleston 01493 658854

OFFERS IN EXCESS OF:

£300,000



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61 Gloucester Avenue, Oulton, LOWESTOFT NR32 4SG

- SUBSTANTIALLY EXTENDED
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN, DINER, GARDEN ROOM
- STUNNING GARDENS
- SOUGHT AFTER LOCATION
- ENSUITE SHOWER ROOM
- UTILITY & CLOAKROOM WC
- 31FT LOUNGE
- BEAUTIFULLY PRESENTED
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 2.00m x 1.27m (6' 7" x 4' 2")

Enter your new home through the modern composite front door into your lovely Porch. Extra light is beamed in through the uPVC sealed unit double glazed window, there's a handy storage cupboard, LVT laid to floor and a door leads you into your Lounge. Simply kick off your shoes, hang up your coat and relax in your new home.

LOUNGE 9.56m x 4.35m (31' 4" x 14' 3") *narrowing to 3.20m*

Wow! Running the whole width of the house, your huge Lounge features three uPVC sealed unit double glazed windows attracting an abundance of natural daylight, there's a fitted carpet and two radiators. Glazed double doors lead you into your Kitchen Diner while at the other end your carpeted staircase leads up to all first-floor rooms and a secret door underneath gives access to ...

CLOAKROOM WC 2.80m x 0.85m (9' 2" x 2' 9")

What a superb use of space. This secret door gives access to a special part of the house. A corridor gives access to an understairs cupboard, an opening to your Utility and a low-level WC with opaque uPVC sealed unit double glazed window is featured.

UTILITY ROOM 2.50m x 1.70m (8' 2" x 5' 7")

Keep all your domestic cleaning items away from the Kitchen. Your Utility features a countertop with space and plumbing under for your automatic washing machine and your Baxi combi boiler is housed here. LVT is laid to floor, there's a radiator and two uPVC sealed unit double glazed window.

KITCHEN DINER 5.78m x 2.75m (19' x 9')

The heart of any home is usually in the Kitchen... And this super 'Open-Plan' Kitchen Dining Garden Room experience is just that! Your Kitchen features a range of modern contemporary base and wall units fitted to three walls complete with grey shaker style doors and drawers with a square edge worktop and upstand over. Integrated appliances include a gas hob with extractor over and double oven below, your polycarbonate sink and drainer is located under your uPVC sealed unit double glazed window and ample space is provided for your dishwasher and tall fridge freezer.

At the dining side, ample space is provided for your family dining suite, LVT is laid to floor and the whole room features pristine white décor with inset spotlights. An opening leads you into your ...

GARDEN ROOM 3.00m x 2.45m (9' 10" x 8')

This beautiful room open plan to your Kitchen Diner is light and bright with a uPVC sealed unit double glazed window and full width patio doors leading out to your Garden. LVT flooring and radiator also feature. ...

FIRST FLOOR

LANDING

At the top of the stairs your carpeted Landing features doors leading into all Bedrooms and Family Bathroom.

BEDROOM 1 3.60m x 3.40m (11' 10" x 11' 2")

Your Master is located at the front part of the property and features two uPVC sealed unit double glazed windows, there's a fitted carpet, radiator and a large opening leads you into your ...

ENSUITE SHOWER ROOM 3.47m x 2.65m (11' 5" x 8' 8").

Unique to this property is this room which is open plan to your Master Bedroom. A fully tiled shower cubicle is located here and a vanity wash hand basin also featured. A high up 'letterbox' style opaque uPVC sealed unit double glazed window allows extra daylight, there's a radiator and fitted carpet underfoot.

BEDROOM 2 3.65m x 3.21m (12' x 10' 6") *max*

Again, at the front of the house, Bed two features a uPVC sealed unit double glazed window, fitted carpet, radiator and built in wardrobe.

BEDROOM 3 4.00m x 2.25m (13' 1" x 7' 5")

Like Bed 2, there's a built-in wardrobe, a uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

BEDROOM 4 3.20m x 2.90m (10' 6" x 9' 6") *max*

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

BATHROOM 2.02m x 1.70m (6' 8" x 5' 7")

A suite comprises of a panel bath, pedestal sink and low-level WC. The room is half tiled and features an opaque uPVC sealed unit double glazed window, LVT floor and radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

As you are located on a corner you benefit from a large frontage to the property. Mainly laid to lawn with hedges, a path leads you to your front door and your driveway will park a couple of vehicles at least.

REAR GARDEN

A beautiful space to enjoy in the sun is very private with artificial lawn laid, patio areas, perfect for sitting out even a spot of alfresco dining, there's even a hot tub included in the price.

GARAGE

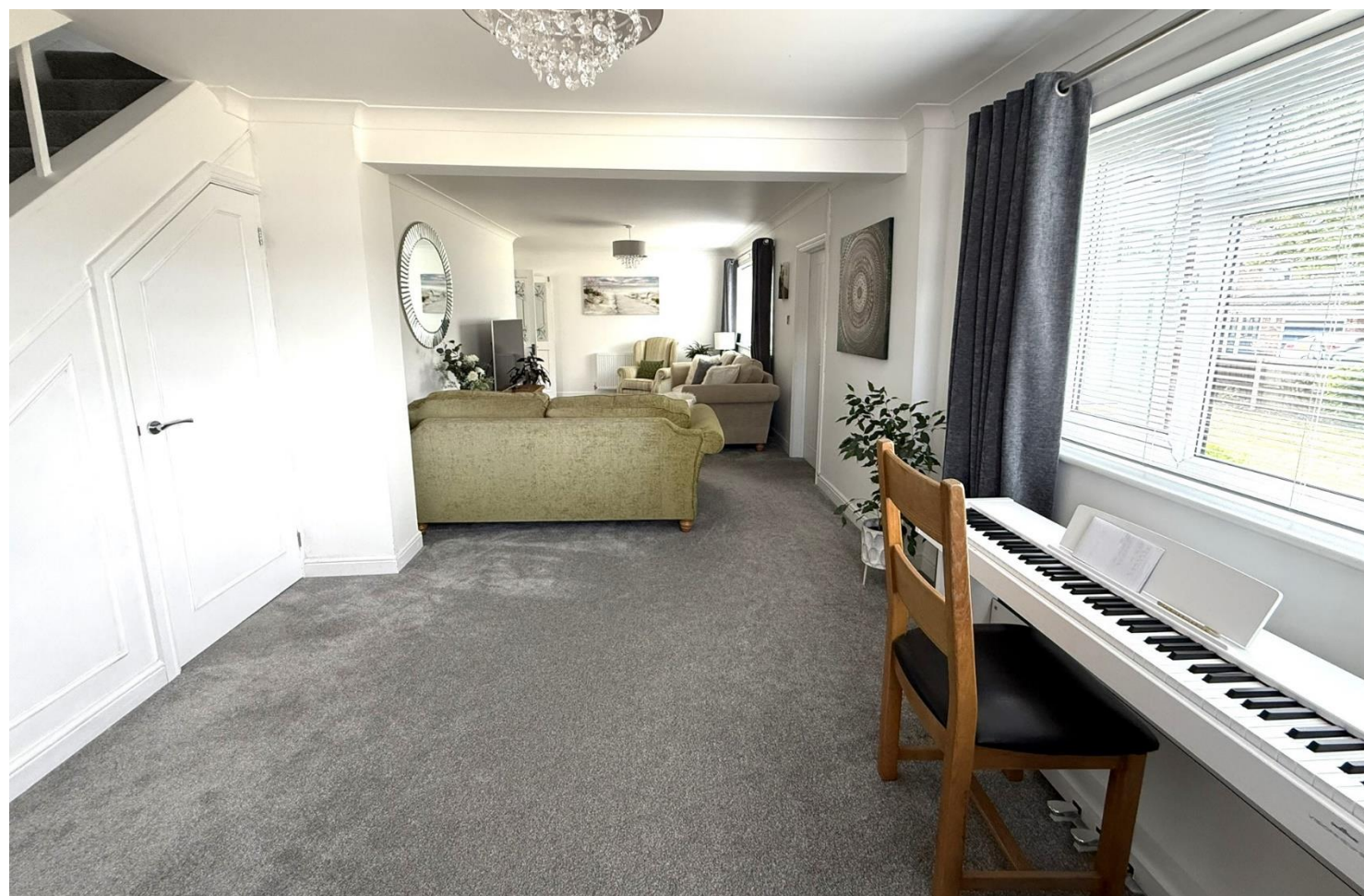
Your brick-built Garage with a vehicular door, personal door, power and light.

SUMMARY

This beautiful family home with over 1,340 sq ft of living must be seen to be appreciated. First to view will offer. Call us now to book your viewing.

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 SUBSTANTIALLY EXTENDED 4 BED SEMI | MUCH IMPROVED LAYOUT

We are delighted to offer for sale this beautiful semi-detached family home which has been substantially extended to offer four double Bedrooms and a 31ft Lounge. Your accommodation comprises of a handy Entrance Porch, that light and bright 31ft Lounge, a Cloakroom WC incorporating your Utility Room and an 'Open-Plan' Kitchen, Dining, Garden Room overlooking your beautiful rear Garden Room on the ground floor, while upstairs, four double Bedrooms, one with an Ensuite Shower Room, there's also a lovely family Bathroom. All this with the creature comforts of gas central heating and double-glazed windows throughout. Come take a look, you won't be disappointed!

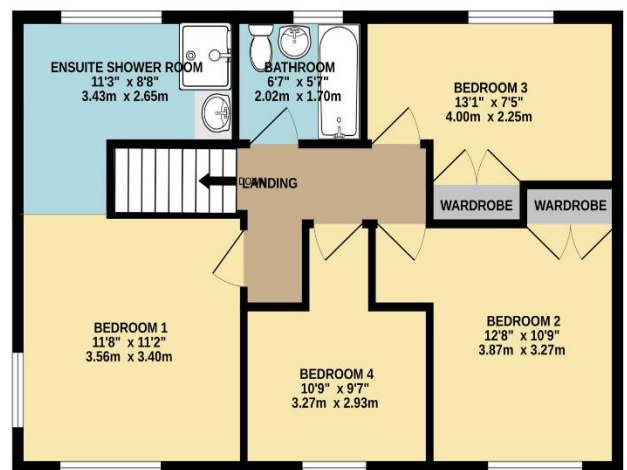
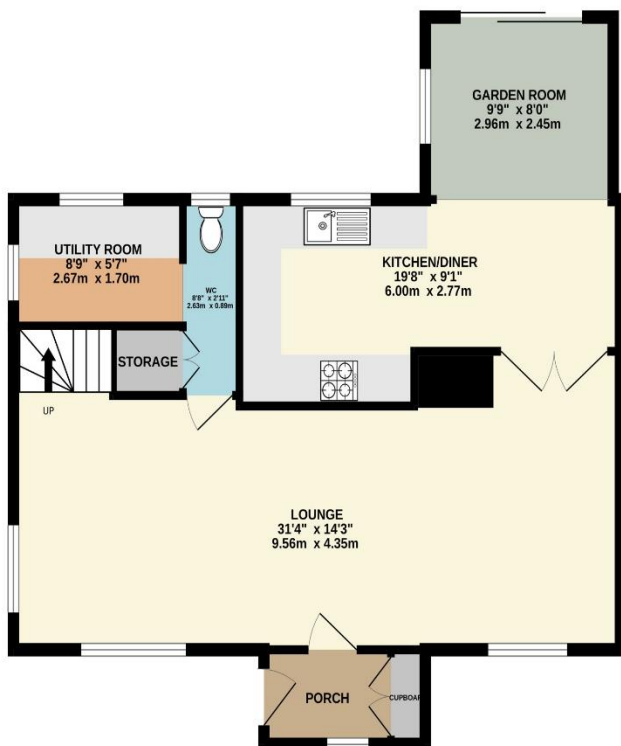
OVER 1,340 sq ft OF LIVING | BEAUTIFULLY PRESENTED | SOUGHT AFTER LOCATION

LOCATION & AMENITIES

Gloucester Avenue is located in the village of Oulton to the north of Lowestoft and is convenient for a range of local shops, schools 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



61 GLOUCESTER AVENUE, LOWESTOFT

TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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