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£225,000



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9 Dell Road East Lowestoft, NR33 9LA

- COMPLETELY REFURBISHED
- NO ONWARD CHAIN
- THREE SEPARATE BEDROOMS
- 'OPEN-PLAN' LOUNGE
- ENCLOSED REAR GARDEN
- MUCH IMPROVED LAYOUT
- NEW CENTRAL HEATING SYSTEM
- BRAND NEW FITTED KITCHEN
- WETROOM
- BRAND NEW FLOOR COVERINGS

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

DESCRIPTION IN DETAIL

ENTRANCE HALL

Enter through the modern part-glazed front door via the Storm Porch into the hallway of your beautiful new one storey home. Freshly plastered and decorated in a neutral white, your Hall features contemporary LVT underfoot and brand new oak doors lead off to your WetRoom, two of the Bedrooms and Lounge.

Everything is done here, all there is to do is simply hang up your coat, kick off your shoes and enjoy life all on one level.

'OPEN PLAN' LOUNGE 4.22m x 3.27m (13' 10" x 10' 9")

This room has been completely reconfigured and improved for modern living. Now 'Open-Plan', the room is flooded with natural daylight.

Freshly plastered and finished in pristine white, there's a brand-new fitted carpet underfoot, a corner fireplace, a new radiator, an opening to your Kitchen and another large opening to your ...

'OPEN PLAN' GARDEN / DINING ROOM 3.26m x 3.09m (10' 8" x 10' 2")

This room has been completely reconfigured and improved for modern living. Now 'Open-Plan' from your Lounge, this versatile room could be utilised as a Dining Room or Garden Room as large uPVC sealed unit double glazed patio doors lead out and allow beautiful views over your rear Garden.

Also freshly plastered and finished in pristine white, here's a brand-new fitted carpet underfoot, a new radiator and a new oak door leads you to your Master Bedroom.

KITCHEN 2.75m x 2.61m (9' x 8' 7")

Everything here is brand new. A range of base and wall units are fitted to three walls complete with contemporary white 'high gloss' handleless doors and drawers with a square edge worktop and upstand over. Integrated appliances include an induction hob with extractor over and oven below.

A one and a half bowl sink and drainer with 'swan neck' mixer tap is located under your uPVC sealed unit double glazed window. Ample space is provided for your tall fridge freezer and washing machine and LVT has been laid underfoot.

MASTER BEDROOM 3.25m x 3.25m (10' 8" x 10' 8")

Located at the rear of the Bungalow, this brand-new Bedroom features two uPVC sealed unit double glazed windows, new fitted carpet and new radiator.

BEDROOM 2 4.74m x 2.02m (15' 7" x 6' 8")

Now at the front of the Bungalow, another good size double with a uPVC sealed unit double glazed window to front aspect, fitted carpet and new radiator.

BEDROOM 3 2.57m x 2.75m (8' 5" x 9')

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

WETROOM 2.75m x 1.50m (9' x 4' 11")

Your pristine Wetroom features a professionally laid non-slip floor covering, quality shower, a tiled wall and a suite comprising of a low level WC and pedestal sink. There's also an opaque uPVC sealed unit double glazed window.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Plenty of curb appeal here! maintenance free brickweave is laid to ground, perfect for parking your pride and joy. A path leads you to the side of the Bungalow with access to your rear Garden.

REAR GARDEN

If you love your Garden, you will love this one. Enclosed by fence, mainly laid to lawn with a hard standing for a shed or summer house at the end of the Garden and decking nearest the back of the Bungalow, perfect for sitting out, a barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Band B

SUMMARY

If you are in the market for bungalow, located in a pleasant residential neighbourhood in South Lowestoft, completely refurbished to a very high standard brand combi boiler, radiators and is being offered chain free and ready to occupy, then look no further.

To arrange your own personal viewing, call 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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COMPLETELY REFURBISHED 3 BED BUNGALOW | MUCH IMPROVED LAYOUT

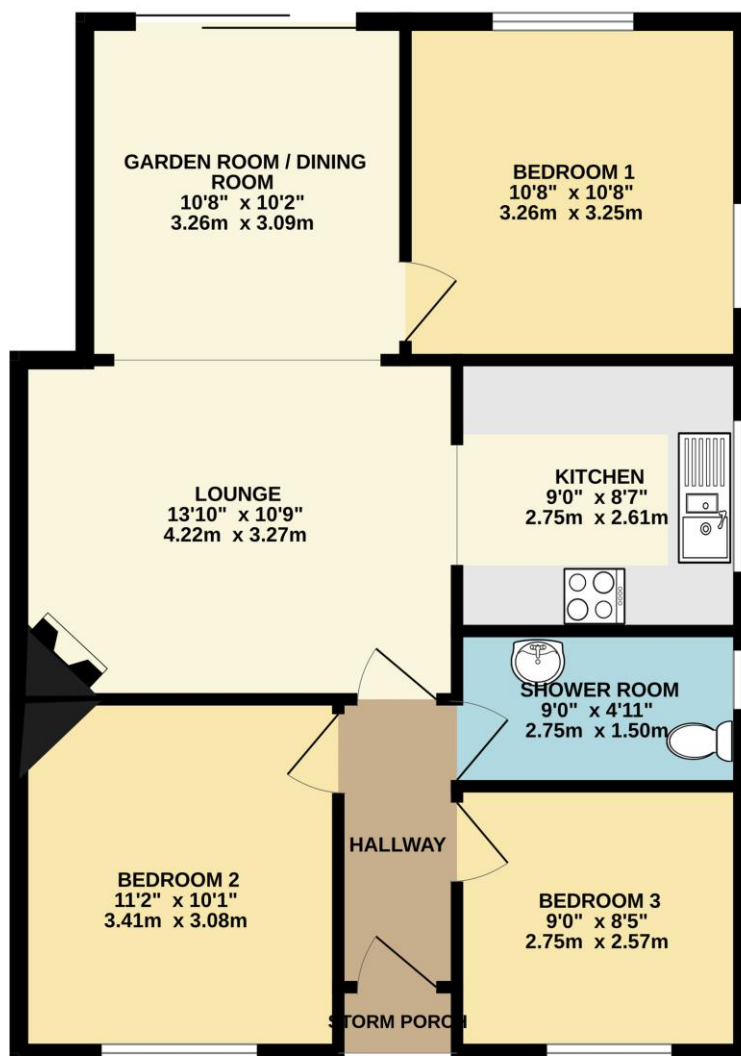
We are delighted to offer for sale this lovely three Bedroom semi-detached one storey home on the popular and sought after Dell Road East in South Lowestoft. Your new home has undergone a complete refurbishment and your accommodation comprises of an Entrance Hall, brand new contemporary Kitchen, 'Open-Plan' Lounge, Garden Dining Room, Wetroom and three Bedrooms. The property comes complete with all the creature comforts of gas central heating and uPVC double glazed windows. Outside there is a beautiful rear Gardens and brickweave Driveway to front.

CHAIN FREE | 722 sq ft of ONE STOREY LIVING

LOCATION AND AMENITIES

Dell Road East is located just off Colville Road on the south side of Lowestoft close to the A146 and A12 making the towns of Lowestoft, Beccles, Ipswich and the cities of Norwich and London easily accessible. Good schools, public transport, award-winning beaches and the stunning Suffolk countryside are all close by.

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



9 DELL ROAD EAST, LOWESTOFT

TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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