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£350,000



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19 Westland Road Lowestoft, NR33 9AA

- COMPLETELY REFURBISHED
- MODERN CONTEMPORARY DESIGN
- THREE DOUBLE BEDROOMS
- 'OPEN-PLAN' LOUNGE
- ENCLOSED REAR GARDEN
- OVER 400 sq ft EXTENSION TO REAR
- KITCHEN DINING EXPERIENCE TO REAR
- FRESHLY PLASTERED AND DECORATED
- LUXURY 4 PIECE BATHROOM
- QUALITY LVT NEW FLOOR COVERINGS

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

DESCRIPTION IN DETAIL

ENTRANCE HALL 2.20m x 1.65m (7' 3" x 5' 5") *plus corridor*

A brand-new Porch has been added to this beautiful Bungalow creating a super 'curb appeal' from the road and a stunning first impression the minute you walk through the door to your new refurbished one storey home.

A modern contemporary composite front door has been installed, and the Hall is flooded with natural daylight due to four floor-to-ceiling uPVC sealed unit double glazed windows. LVT has been laid to floor, oak doors to all rooms, there's a vertical radiator and your loft is access from here.

There's nothing left to do in this bungalow, simply hang up your coat, kick off your shoes and relax in your new home.

'OPEN PLAN' LIVING ROOM 4.12m x 3.25m (13' 6" x 10' 8")

At the end of the corridor, enter this super 'Open-Plan' living space. Like the rest of the bungalow, finished in pristine white with LVT flooring underfoot, inset ceiling spotlights, a vertical radiator and a 3-metre opening leads you through to your ...

KITCHEN DINING EXPERIENCE 7.10m x 4.62m (23' 4" x 15' 2")

The heart of any home is always in the Kitchen... and what a Kitchen this is! There are two zones to this stunning open-plan space, your cooking area and eating / entertaining area.

Plenty of natural daylight is beamed in due to a set of uPVC sealed unit French doors which open out onto your patio from the Dining area of this room and ample space is provided for a large family dining suite. There's also a contemporary vertical radiator.

Your Kitchen zone features a range of base units complete with contemporary flat handleless doors and drawers with a quality oak worktop and upstand over. A handy breakfast bar has been created and integrated appliances include an induction hob with extractor hood over and oven below, there's a dishwasher and your one and a half bowl sink and drainer is located under one of the two uPVC sealed unit double glazed windows.

A further vertical radiator is located here and access to a cupboard which features plumbing and space for your automatic washing machine. Your combi boiler and electric consumer unit is also housed in here.

The whole room is finished in pristine white, there are inset spotlight and LVT flooring underfoot.

MASTER BEDROOM 4.00m x 3.25m (13' 1" x 10' 8")

Located at the front of your new home, your Master Bedroom features a uPVC sealed unit double glazed window, an 'old school' radiator and sumptuous carpet underfoot.

BEDROOM 2 3.24m x 3.10m (10' 8" x 10' 2")

Across the Hallway, Bedroom 2 also features a uPVC sealed unit double glazed window, 'old school' radiator and fitted carpet.

BEDROOM 3 3.24m x 3.01m (10' 8" x 9' 11")

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

FAMILY BATHROOM 3.24m x 2.02m (10' 8" x 6' 8")

This is more like a 5-star hotel Bathroom! A contemporary four-piece suite comprises of a centre tap panel bath, low level WC, corner shower cubical and vanity wash hand basin. A chrome heated towel rail radiator is also featured, inset spotlights, LVT flooring and an opaque uPVC sealed unit double glazed window. Wallow in luxury!

OUTSIDE

FRONT GARDEN & DRIVEWAY

Plenty of curb appeal here! Fresh clean styling with a mixture of maintenance free brickweave and gravel is laid to ground, perfect for parking two vehicles. There's an EV point and a path leads you to the side of the Bungalow with access to your rear Garden.

REAR GARDEN

The modern styling continues out here. Enclosed by fence and very private, your garden mainly laid to lawn with an array of exotic planting and shrubs, there's a Garden shed, and a patio has been created nearest the back of the Bungalow, perfect for sitting out, a barbecue or even a spot of alfresco dining.

Plenty of storage is also available to the side of the bungalow.

Council Tax

East Suffolk Band B

SUMMARY

The current owners have completely transformed this Bungalow into a modern contemporary family home and have added an extra 400 sq ft to the rear adding over 50% to the footprint.

Every aspect of this bungalow has been improved over the last two years; the central heating system, rewired, windows, the quality Kitchen and Bathroom, floor coverings... in fact everything has been taken care of. Plus, with the most recent addition being the Porch has made it even better.

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 & EXTENDED CONTEMPORARY ONE STOREY HOME

We are delighted to offer for sale this stunning much improved three Bedroom semi-detached Bungalow on a quite location on the border of Oulton Broad and South Lowestoft. This amazing one storey home has been transformed with a complete refurbishment over the last two years and over 50% has been added to the living space due the Kitchen Dining Experience added to the rear. This extension is 'Open-Plan' to your Living Room, there are three double Bedrooms and luxury Bathroom. The bungalow has been completely re-wired, there is a recently installed gas central heating with contemporary radiators, quality LVT flooring and recent new uPVC double glazed windows throughout. Not forgetting the most recent addition; the fabulous new Porch to front

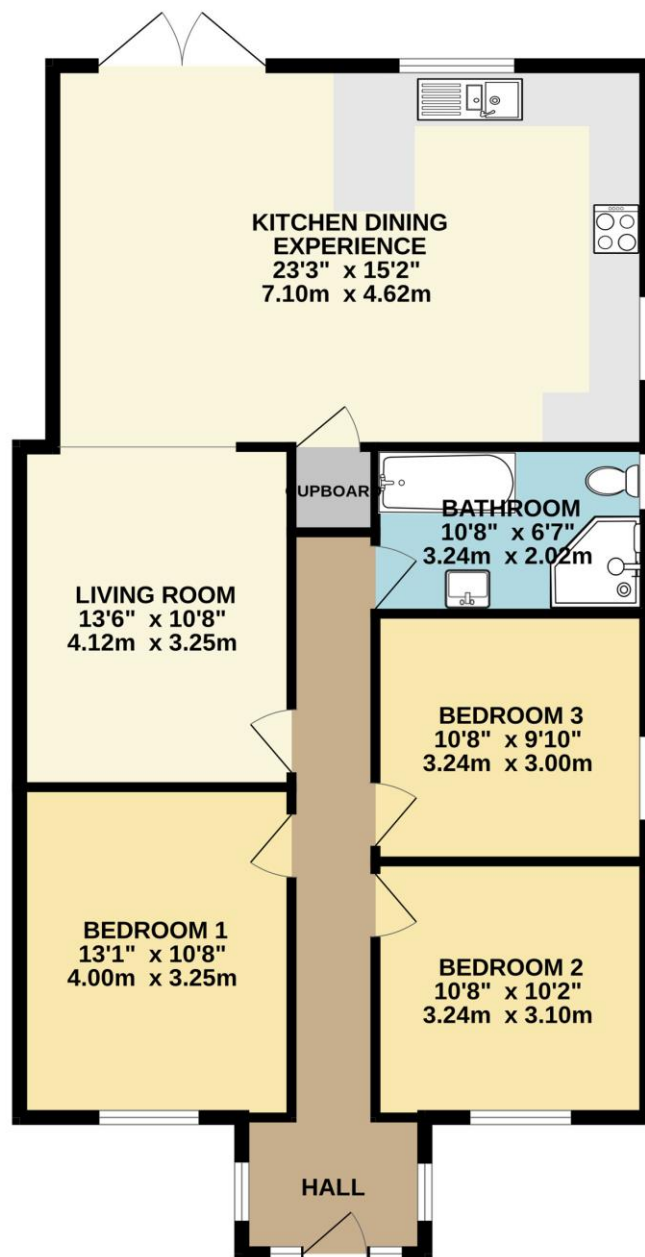
Outside there is a beautiful rear Garden and to front, a brickweave and gravel Driveway with EV charger.

OVER 1,000 sq ft of ONE STOREY CONTEMPORAY LIVING

LOCATION AND AMENITIES

Westland Road 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



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