

£575,000



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39 Squires Walk Lowestoft, NR32 4LA

- **SUBSTANTIALLY EXTENDED & MUCH IMPROVED LAYOUT**
- **OVER 2,390 sq ft of LIVING**
- **SOUGHT AFTER NEIGHBOURHOOD**
- **MODERN CONTEMPORARY STYLING**
- **CINEMA ROOM**
- **BEAUTIFULLY PRESENTED**
- **SOLAR PANELS with GOOD TARIFF**
- **HOME BAR ROOM to REAR**
- **MANY NEW UPGRADES**
- **'OPEN-PLAN' KITCHEN, DINING, LIVING EXPERIENCE**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter through the quality composite front door into the Entrance Hall of your beautiful new home. An impressive first impression with modern contemporary styling which continues throughout the whole house. There's a uPVC sealed unit floor to ceiling window next to the front door allowing natural daylight in and freshly plastered white walls and ceilings give a clean minimalistic look. Herringbone styled LVT flooring is laid underfoot, your carpeted staircase with oak and glass banister leads you up to all first-floor rooms and a handy cupboard is located below. Doors lead off to all first-floor rooms starting with your ...

Cinema Room 4.24m x 3.60m (13' 11" x 11' 10").

Wow! What a feature, your very own cinema room. Catch up of your favourite movies or sports in this purpose-built room which currently includes a projector and home entertainment system. The LVT flooring is continued in here, inset spotlights and radiator.

Kitchen, Dining, Living Experience 7.75m x 7.00m (25' 5" x 23') max

This is much more than just a large Kitchen... this has wow all over it! With over 500 sq ft footprint, this super experience is made up of three zones.

In the Kitchen zone, a range of stunning base and larder units are fitted to one wall, complete with satin grey handleless doors and a compact worktop and upstand over. Integrated appliances include a composite sink and boiling water swan neck mixer tap, eye level oven and built-in microwave. Opposite, a large island with the same units and worktop takes centre stage complete with induction hob with pop up extraction system, wine cooler, plenty of storage and breakfast bar seating.

The dining area provides ample space for your six-to-eight-seater dining suite and offers super views over your rear Garden.

Your living zone features a contemporary feature wall with connections for your home entertainment system,

The whole room features underfloor heating throughout, herringbone LVT underfoot and a beautiful, vaulted ceiling with inset spotlights and oak beam. Four metre bifolds open out onto your decking and garden beyond.

A door leads you into your ...

Utility Room 3.37m x 1.86m (11' 1" x 6' 1")

Keep all your domestic cleaning out of the Kitchen. Your Utility features the same units as the Kitchen and integrated appliances include a washing machine and tumble dryer, there's also a composite sink and drainer, your back door leads outside and LVT with underfloor heating underfoot.

Boiler Room 2.55m x 1.00m (8' 4" x 3' 3")

This room features your boiler, underfloor heating manifolds and solar panel meters.

Family Bathroom 3.14m x 2.55m (10' 4" x 8' 4")

Wallow in luxury in your stunning modern contemporary Bathroom. A four-piece suite comprises of a large walk-in shower cubicle with tiled walls and glass screen, free standing centre tap bathtub, low level WC and vanity wash hand basin. An opaque uPVC sealed unit double glazed window, LVT flooring and black heated towel rail radiator finish the look.

Master Bedroom 4.20m x 5.12m (13' 9" x 16' 10") narrowing to 4.65m

Located on the ground floor, your Master features a uPVC sealed unit double glazed window to front aspect, sumptuous, fitted carpet, built-in wardrobe, feature wall with TV connections and a door to your...

Ensuite 2.60m x 1.66m (8' 6" x 5' 5")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Like your Bathroom, this is styled in a contemporary design with a shower cubicle, low level WC and vanity wash hand basin. A chrome heated towel rail, LVT and opaque uPVC sealed unit double glazed window.

Bedroom 2 5.12m x 3.02m (16' 10" x 9' 11") narrowing to 2.65m

Your guest room features a uPVC sealed unit double glazed window, fitted carpet and radiator.

FIRST FLOOR

Landing

At the top of the carpeted staircase, your Landing features doors leading off to first floor Bedrooms. Lovely and bright due to a large 'Velux' style rooflight. There's a vaulted ceiling with inset spotlights and a chic glass and oak banister.

Bedroom 3 4.28m x 3.28m (14' 1" x 10' 9")

A beautiful first floor Bedroom complete with dormer style uPVC sealed unit double glazed window, fitted carpet and radiator. Clever eaves storage solutions have also been created here.

Bedroom 4 / Dressing Room 3.46m x 3.28m (11' 4" x 10' 9")

Like Bedroom three, a dormer style uPVC sealed unit double glazed window, fitted carpet and radiator and the clever eaves storage solutions have also been created here.

This one also benefits from a large walk-in Wardrobe.

Ensuite 2.03m x 1.60m (6' 8" x 5' 3")

Your first floor Ensuite features a contemporary suite comprising of a shower cubicle, low level WC and wash hand basin. LVT to floor and chrome heated towel rail radiator.

OUTSIDE

Front Garden and Driveway

Fresh clean lines give a contemporary first impression, there's gravel underfoot and your brickweave driveway leads you to your front door and Garage.

Rear Garden

A good size rear Garden, enclosed by fence and private, it is a blank canvas for the keen gardener or a safe haven for kids to play. Mainly laid to lawn, there's a large composite decking adjacent to the rear of the house, and a further deck and patio area perfect for a barbecue or a spot of alfresco dining.

There is gated access to the rear Garden and an outside tap plus outdoor electric sockets to front and rear. There's also exterior lighting in the soffits.

Bar 4.60m x 2.77m (15' 1" x 9' 1")

Entertain your friends in this super fully equipped Home Bar. Flat ceiling with inset spotlights, connection for your home entertainment system, LVT underfoot and patio doors to your decking.

Garage

Your Garage features a vehicular door, power light and includes a pit.

SUMMARY

To view this stunning modern contemporary family home, call us now.



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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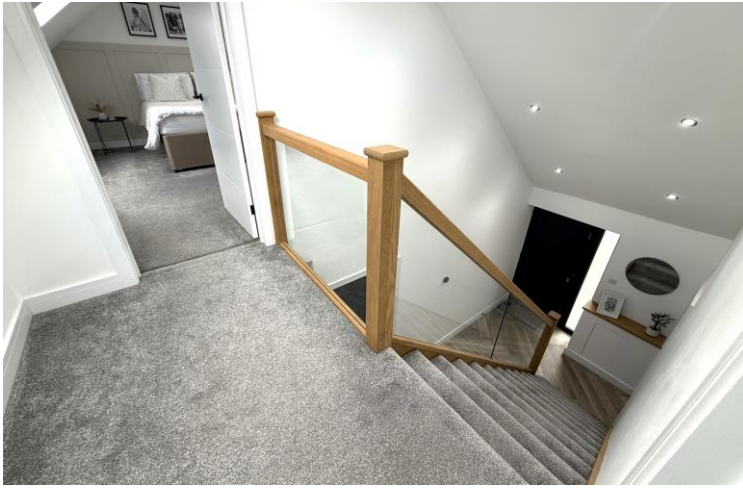
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DETACHED FAMILY RESIDENCE | BEAUTIFULLY EXTENDED

MODERN CONTEMPORARY | SOLAR PANELS

We are excited to be assisting in the sale of this substantially extended and improved contemporary four Bedroom family home on Squires Walk, in the very sought after neighbourhood of Gunton St Peter. Substantially extended to rear, your accommodation comprises of a Cinema Room, huge 'open-plan' 500 sq ft Kitchen, Dining, Living Experience packed with quality appliances and featuring underfloor heating. There are also two double Bedrooms, one with Ensuite and contemporary Family Bathroom on the ground floor, while up the oak and glass staircase, two further double Bedrooms and another Ensuite. All this sat on a large plot with stunning 'blank canvas' Garden which includes a fully equipped Home Bar and Garage. The property has been transformed into this modern contemporary family home and finished with quality fixtures and fittings throughout, Solar Panels with a good tariff and Nest hot water and central heating.

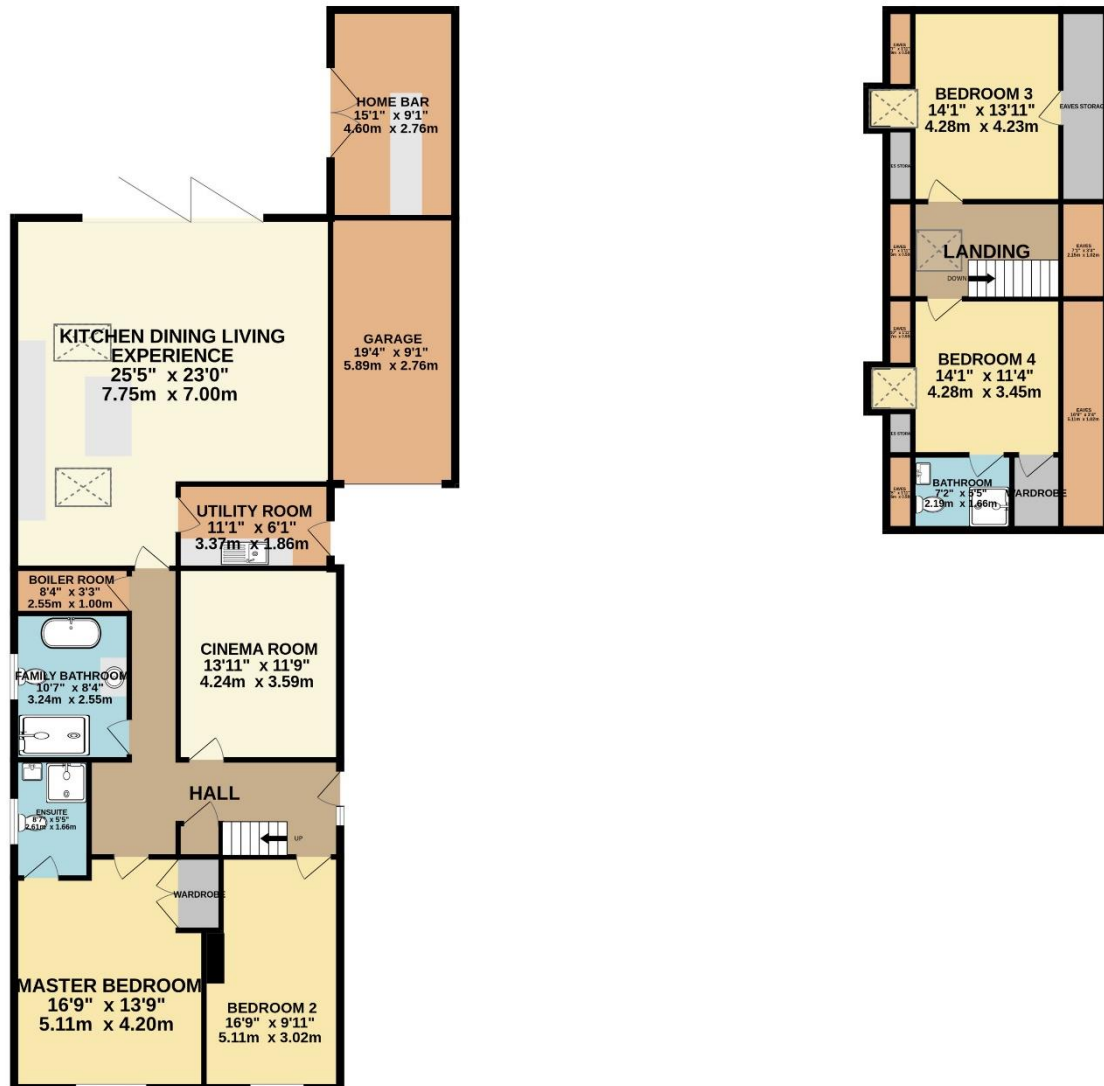
OVER 2,390 sq ft of CONTEMPORARY LIVING

LOCATION AND AMENITIES

Squires Walk is situated just off Clover Way in the village of Gunton to the North of Lowestoft. Convenient for the beach, a couple of superstores, Beefeater and Harvester family restaurants, good schools and Lowestofts' superb public transport network closeby.

The bustling Lowestoft town is only a mile away and the stunning Suffolk and Norfolk countryside on your doorstep.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



39 SQUIRES WALK, LOWESTOFT

TOTAL FLOOR AREA : 2396 sq.ft. (222.6 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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