

£265,000



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5 Diprose Drive Lowestoft, NR32 4GB

- **SUBSTANTIALLY LARGE PLOT**
- **1,087 sq ft of FAMILY LIVING**
- **THREE OR FOUR BEDROOM OPTIONS**
- **OFF ROAD PARKING**
- **SUPER SIDE GARDEN**
- **PROFESSIONAL GARAGE CONVERSION**
- **ENCLOSED REAR GARDEN**
- **LARGE CONSERVATORY TO REAR**
- **SOUGHT AFTER PARKHILL NEIGHBOURHOOD**
- **NO ONWARD CHAIN**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter through the part glazed front door into this cosy yet spacious family home. Your Hall features Vinyl underfoot, a radiator and doors lead to your Cloakroom WC, Lounge / Dining Room and Kitchen. Your carpeted staircase leads you up to the first floor and a handy cupboard is situated under.

Kitchen 3.80m x 1.90m (12' 6" x 6' 3")

Located at the front of the property, the Kitchen features a uPVC sealed unit double glazed window which overlooks your front garden. You enter your kitchen from the hall via a part-glazed door. Fitted units run along two walls which comprise of a range of cream-coloured doors and a matching roll edge worktop over. Tiles have been fitted to act as a splash back and a stainless-steel sink with chrome mixer tap is fitted under the window. Appliances such as a gas hob, electric oven and extractor are also featured, plus a vinyl floor covering, radiator and plenty of power points.

Cloakroom WC 1.56m x 0.85m (5' 1" x 2' 9")

Essential for the family, the smallest room in the house! features a low-level WC and space saving corner wash hand basin with tiled splash back, vinyl flooring and radiator.

Dining Room / Lounge 3.82m x 3.76m (12' 6" x 12' 4")

This 'L' shaped Lounge will make a great Dining Room should you only require three Bedrooms and is situated at the rear of the property with French doors leading into your Conservatory. Two radiators, a fitted carpet also feature, and a further door leads to your ...

Lounge / Bedroom 4 / Home Office / Playroom

6.00m x 2.93m (19' 8" x 9' 7")

So many uses for this room! A professional Garage conversion has created in this space for you to utilise whichever way you want. There's a uPVC sealed unit double glazed window to front aspect and French doors leading out to your rear Garden. A sumptuous, fitted carpet is laid underfoot and radiator to keep the room toasty warm. Bedroom 4, or if you work from home, or a teenagers pad, also perfect or simply somewhere for the children to play.

Conservatory 3.50m x 2.90m (11' 6" x 9' 6")

A magnificent conservatory constructed on the rear with quality laminate flooring has been laid, there's a radiator, TV, power points and lighting. French doors lead to your Garden. The perfect place to sit and unwind.

FIRST FLOOR

Landing

At the top of the stairs, your landing features doors leading off to all first-floor rooms.

Master Bedroom 3.80m x 3.00m (12' 6" x 9' 10")

Situated at the rear of the property this spacious double Bedroom features a uPVC sealed unit double glazed window and large double door walk in wardrobe. Finished in pleasant decor with fitted carpet and radiator. A door leads you in to your ...

Ensuite 2.02m x 2.94m (6' 8" x 9' 8")

The perfect place to start and end your day in your very own Ensuite, and a big one at that. There's a suite comprising of a corner shower cubicle, pedestal sink and allow level WC. A 'Velux' skylight window allows natural light into the room, Vinyl laid to floor and radiator also featured.

Bedroom 2 3.20m x 2.59m (10' 6" x 8' 6")

A fitted carpet, built in wardrobe, radiator and uPVC sealed unit double glazed window and a large cupboard also featured.

Bedroom 3 3.12m x 2.94m (10' 3" x 9' 8")

Another good-sized double bedroom and has a fitted carpet, double wardrobe with sliding doors, uPVC sealed unit double glazed dormers style window and radiator.

Family Bathroom 6' 7" x 6' 7" (2.0m x 2.0m)

The Bathroom has a white suite comprising of a panel bath, pedestal sink and low-level WC with part tiled walls. Vinyl flooring has been laid and an opaque uPVC sealed unit double glazed window to side aspect. A radiator is also featured.

OUTSIDE

Front Garden and Driveway

There is ample parking on the Driveway, plus maintenance free paving also laid underfoot.

Side Garden

To the side is a huge 10m x 11m area of lawn with a range of trees, shrubs and a low rail type fence surrounding it. You can also access your rear garden from here via a lockable gate. This area is a great asset to this property.

Rear Garden

Completely enclosed by wall and fence. A range of textures and groundworks has been featured here from lawn to slabs to blockwork. Perfect for the keen gardener.

Council Tax

East Suffolk Band C

SUMMARY

If you are looking for a spacious family home that has been transformed in a modern contemporary style with an extra 300 sq ft of stunning living space in the Conservatory and Garage Conversion, then look no further. Viewing recommended but be quick. 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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A SUBSTANTIALLY EXTENDED AND IMPROVED LINK DETACHED FAMILY HOME THREE or FOUR BEDROOM OPTIONS

We are delighted to offer for sale this beautiful three / four bedroom property on the ever popular Parkhill development. A professional Garage conversion creates a super fourth Bedroom, Home Office or extra Reception, while a Conservatory to rear allows for a lovely Garden Room. There's also a fitted Kitchen, Lounge and Cloakroom WC while upstairs, three double Bedrooms, one of which is En-suite and family Bathroom. All this with the creature comforts of gas central heating and double glazing throughout, enclosed rear garden, plus a huge side Garden bonus.

NO ONWARD CHAIN | 1,087 sq ft of CONTEMPORARY LIVING

LOCATION AND AMENITIES

This wonderful link-detached property is situated on the cul-de-sac of Diprose Drive which is located just off Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as a Tesco superstore, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. Good schools, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

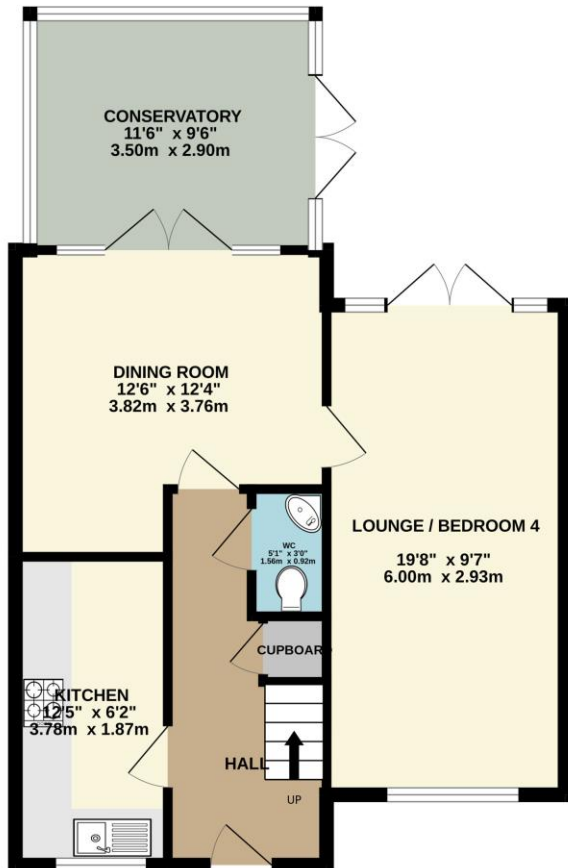
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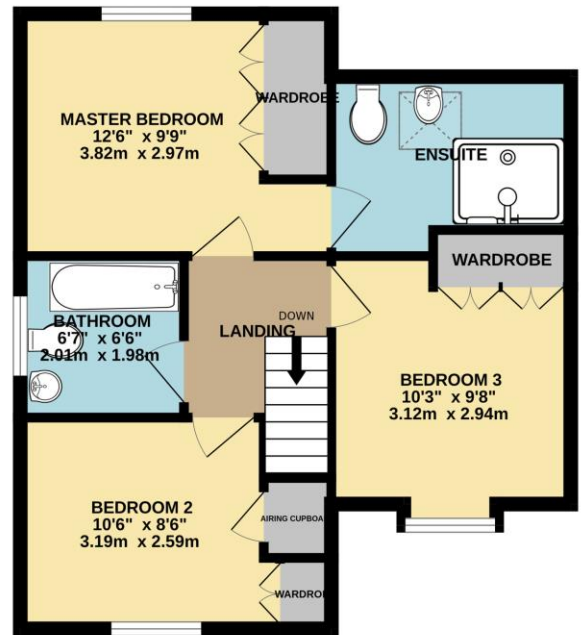
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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



5 DIPROSE DRIVE, PARKHILL

TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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