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**£250,000**



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## **4 Guscott Close, Parkhill Lowestoft, NR32 4WN**

- **THREE BED SEMI ON PARKHILL**
- **MASTER ENSUITE**
- **CLOAKROOM WC**
- **MODERN KITCHEN DINER**
- **ENCLOSED REAR GARDEN**
- **CUL-DE-SAC LOCATION**
- **OVER 730 SQ FT OF LIVING**
- **DOUBLE GLAZED THROUGHOUT**
- **GAS CENTRAL HEATING**
- **GARAGE & DRIVEWAY**

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION in DETAIL

### GROUND FLOOR

#### Entrance Hall

Through the modern part-glazed front door into the Hallway of your new Home. Laminate is laid to floor and your carpeted staircase leads you up to all first-floor rooms. There's a radiator with ornate cover and doors lead off to your Lounge and ...

#### Cloakroom WC 1.50m x 0.88m (4' 11" x 2' 11")

Essential for the growing family is the downstairs Loo! A modern contemporary feel to it, there's a suite comprising of a low-level WC and neat wash hand basin. Ceramic tiling has been laid to floor and applied to half walls, there's a radiator and opaque uPVC sealed unit double glazed window.

#### Lounge 3.79m x 4.30m (12' 5" x 14' 1")

Plenty of natural daylight is beamed in through the large uPVC sealed unit double glazed window to front aspect, Laminate is laid underfoot, there's a radiator and a double door opening leads you into your ...

#### Kitchen Diner 4.76m x 3.00m (15' 7" x 9' 10")

Spanning the whole width of your house, your Kitchen Diner features two zones.

On the right-hand side, a range of base and wall units are fitted to three walls complete with traditional style doors and drawers and a roll edge worktop over. Tiling acts as a splashback and appliances include a gas hob with extractor over and oven below. Your stainless steel sink and drainer is located under your uPVC sealed unit double glazed window offering excellent views over your rear Garden whilst washing up. Ample space is provided for your automatic washing machine and dishwasher while there's plenty of room for your large fridge freezer.

On the left, your Dining Area features a radiator, large under-stair cupboard and ample space for your family dining suite. Large double glazed patio doors lead you outside while the whole room features laminate laid underfoot.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing features your Airing Cupboard, a fitted carpet and doors lead off to all Bedrooms and Bathroom.

#### Master Bedroom 3.82m x 3.00m (12' 6" x 9' 10")

Your good-sized Master Bedroom features a uPVC sealed unit double glazed window to front aspect, radiator, fitted carpet and a door leads you in to your ...

#### Ensuite 1.80m x 1.71m (5' 11" x 5' 7")

The perfect place to visit first thing on the morning and last thing at night is your very own Ensuite. A suite comprises of a fully tiled shower cubicle, pedestal and low-level WC. There's also a radiator and opaque uPVC sealed unit double glazed window.

#### Bedroom 2 2.38m x 2.85m (7' 10" x 9' 4")

Located at the rear of the property, this double room features a uPVC sealed unit double glazed window, fitted carpet, built in wardrobe and uPVC sealed unit double glazed window.

#### Bedroom 3 2.73m x 1.83m (8' 11" x 6')

Also located at the rear of the property, this bedroom features a uPVC sealed unit double glazed window, fitted carpet, built in wardrobe and uPVC sealed unit double glazed window.

#### Bathroom 1.91m x 1.88m (6' 3" x 6' 2")

A suite comprises of a panel bath, pedestal sink and low level WC. An opaque uPVC sealed unit double glazed window, vinyl flooring and radiator also feature.

### OUTSIDE

#### Front Garden & Driveway

Your front Garden is mainly laid to lawn, a path leads up to your front door and asphalt driveway to your...

#### Garage

Plenty of eaves storage here, plus a vehicular door to front and personal door to rear Garden allow access. Powers and light also included.

#### Rear Garden

Mainly laid to lawn and enclosed by fence.

#### Council Tax

Band B

### SUMMARY

A great example of an ideal first time buy located on the very sought after Parkhill.

Call us now to view.

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 MISEDSCRIPTIONS 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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# THREE BED SEMI LOCATED ON FABULOUS PARKHILL

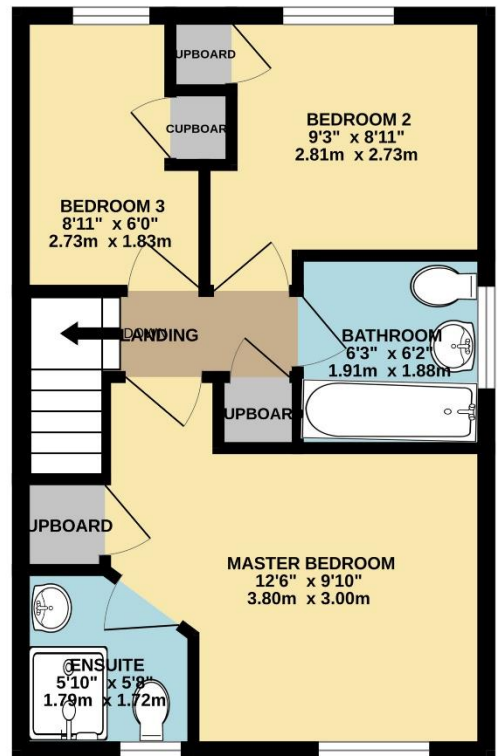
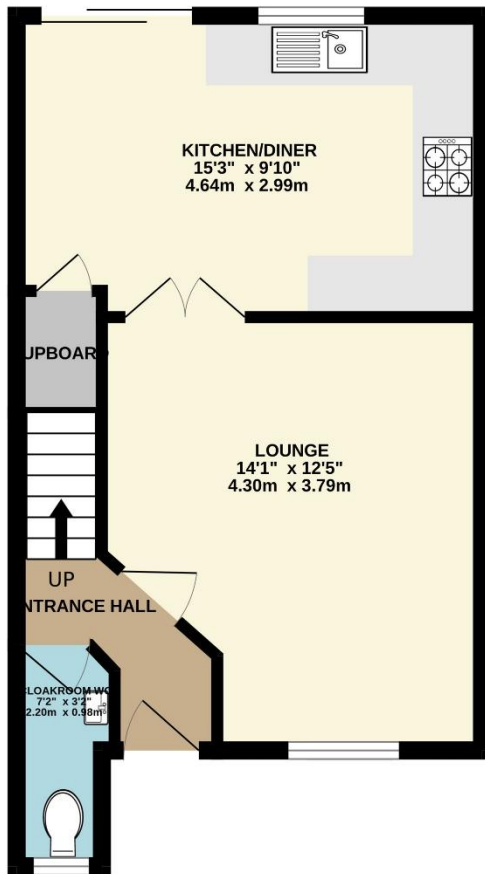
We are delighted to offer for sale this well-presented family home located on the cul-de-sac of Guscott Close on the ever-popular Parkhill development in north Lowestoft. Your accommodation comprises of an Entrance Hall, Cloakroom WC, good size Lounge and Kitchen Dining Room on the ground floor, while upstairs three Bedrooms, your Master being Ensuite and Family Bathroom, all off Landing. All this complete with the creature comforts of gas central heating and double glazing, the property also benefits from plenty of storage throughout. Outside there's a lovely enclosed rear Garden and your Driveway leads you right up to your Garage.

## SOUGHT AFTER NEIGHBOURHOOD | EXCELLENT FIRST TIME BUY

### LOCATION AND AMENITIES

Guscott Regan Close is a Cul-de-Sac just off Quinnell Way the south side of Bentley Drive which is to the north of Lowestoft. A very attractive and sought after residential development and convenient for a range of amenities such as Tesco and Aldi superstores, 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 closeby.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



4 GUSCOTT CLOSE, LOWESTOFT

TOTAL FLOOR AREA : 739 sq.ft. (68.6 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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