



Fallowfields, Oulton, Lowestoft, NR32 4WQ

£260,000

- OVERLOOKING A GREEN
- 3 BEDROOMS
- uPVC DG & GCH THROUGHOUT
- VIEWING IS RECOMMENDED
- 2 RECEPTIONS
- LOW MAINTENANCE GARDENS
- POPULAR LOCATION
- MODERN SHOWER ROOM
- PLENTY OF PARKING & GARAGE

BOASTING its POSITION & PRESENTATION, this 3 bed home provides EASY LIVING inside / out & ALL ON ONE LEVEL. Overlooking a Green on the Poplar Parkwood Development in North Lowestoft - CHAIN FREE, SIMPLY unpack & MOVE in...

HALLWAY

Giving access to all areas; fitted carpet, radiator, power points and an airing cupboard that houses the pressurised hot water unit.

LOUNGE

4.72m x 3.70m (15'5" x 12'1")

With double doors opening into the garden room; fitted carpet, radiator, TV / power points and gas fire with surround.

GARDEN ROOM

3.67m x 3.54m (12'0" x 11'7")

Excellent addition to the home provides another reception and enjoys panoramic views of the secluded garden. Vaulted ceiling with Velux window, fitted carpet, uPVC double glazed windows, wall lighting, power points and double doors out onto the patio.

KITCHEN

3.32m x 2.47m (10'10" x 8'1")

Wall and base units with worktop, ceramic inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator, power points and the gas central heating / domestic hot water boiler in situ; part glazed door out to the rear garden.

SHOWER ROOM

2.54m x 2.02m (8'3" x 6'7")

Modern suite comprises a vanity unit with wall / base units and courtesy mirror; WC and double cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

BEDROOM 1

3.30m x 3.30m narrowing to 2.68m (10'9" x 10'9" narrowing to 8'9")

Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 2

3.33m x 3.10m narrowing to 2.53m (10'11" x 10'2" narrowing to 8'3")

Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 3 / RECEPTION

2.72m x 2.07m (8'11" x 6'9")

Although the current vendors currently utilise as a dining room, this originally was bedroom 3. Fitted carpet, uPVC double glazed window, radiator, power points and loft access in situ.

OUTSIDE

Low maintenance gardens with brick weave frontage and pedestrian access to the side / front door and to the South East facing rear garden. Predominantly paved with artificial grass and a perfectly positioned patio area. Water tap, power points and timber shed. Access to a gated driveway, parking for 3 vehicles and a...

GARAGE

5.31m x 2.50m (17'5" x 8'2")

Brick built with electric remote control vehicular door, light and power.

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



FALLOWFIELDS, OULTON, LOWESTOFT
TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND - C

ENERGY PERFORMANCE RATING - C