



## Windermere Park, Lowestoft, NR32 4UD

Guide Price £260,000

- SOUGHT AFTER CUL-DE-SAC
- 2 DOUBLE BEDROOMS
- CLOAKROOM/WC
- DETACHED HOME
- OPEN-PLAN KITCHEN / DINER
- ATTRACTIVE GARDENS
- WELL PRESENTED
- CONSERVATORY
- DRIVEWAY & GARAGE

GUIDE PRICE £260,000 - £270,000

Ready MADE home is READY to VIEW to appreciate... WELL POSITIONED & PRESENTED chalet style property is located in this SOUGHT AFTER cul-de-sac in North Lowestoft & is within easy reach to amenities...

### ENTRANCE PORCH INTO HALLWAY

Tiled flooring and space to leave your boots; part glazed door into the hallway of the home and doors to both receptions and stairs up to the first floor. Built-in cupboard gives storage and houses the gas central heating / domestic hot water boiler and consumer unit.

### LOUNGE

5.55m x 3.10m (18'2" x 10'2")

Double aspect to the front of the home; fitted carpet, uPVC double glazed windows, wall lighting, radiators, TV / power points and gas fire in situ.

### KITCHEN

2.65m x 2.53m (8'8" x 8'3")

Wall and base units with worktop inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window and power points; large opening to..

### DINING ROOM

2.77m x 2.54m (9'1" x 8'3")

Space for all to sit at the table; tiled flooring, radiator, power points and large double doors to...

### CONSERVATORY

2.94m x 2.00m (9'7" x 6'6")

Part brick with uPVC double glazed windows and polycarbonate roof. Power points and doors out to the rear garden and internally to...

### CLOAKROOM / WC

Wash basin and WC; vinyl flooring, radiator and double glazed window. (((not pic))\*\*

### FIRST FLOOR - LANDING

Large Velux window allows much light onto the carpeted stairs and doors to both bedrooms and the airing cupboard that houses the hot water cylinder / immersion.

### BEDROOM 1

3.87m x 3.12m (12'8" x 10'2")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, power points and built-in double wardrobe.

### BEDROOM 2

3.14m x 2.56m (10'3" x 8'4")

Overlooking the rear garden this double bedroom has built-in wardrobes that span the width of the room; fitted carpet, uPVC double glazed window and power points.

### BATHROOM

Modern suite comprises a vanity unit with basin, WC and bath with shower. Tiled flooring, opaque uPVC double glazed window and heated towel rail.



### OUTSIDE

Attractive, low maintenance frontage with driveway providing off road parking for 3 vehicles. Single GARAGE with up and over door, light, power points and personnel door to the laid to lawn rear garden. Outside lighting, water tap and raised decking perfectly positioned for outside living.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

EPC D