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£250,000



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27 Teesdale, Carlton Colville Lowestoft, NR33 8TG

- BEAUTIFUL THREE BED SEMI
- SOUGHT AFTER CUL-DE-SAC
- THREE DOUBLE BEDROOMS
- 'OPEN-PLAN' KITCHEN DINER
- SUBSTANTIALLY IMPROVED LAYOUT
- NEW FLOOR COVERINGS THROUGHOUT
- STUNNING REAR & SIDE GARDENS
- LUXURY FAMILY BATHROOM
- OVER 870 SQ FT OF LIVING
- LARGE DRIVEWAY WITH PLENTY OF PARKING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.90m x 0.90m (6' 3" x 2' 11")

Enter through the modern part-glazed front door into the Porch of your new home. A uPVC sealed unit double glazed window attracts an abundance of daylight, there's a radiator and brand-new hard flooring underfoot. Simply hand up your coat, kick off your shoes and relax in your new home.

Kitchen Dining Room 5.50m x 5.00m (18' 1" x 16' 5") 'L' shaped narrowing to 3.11m

This modern contemporary 'open-plan' space is perfect for family mealtimes or entertaining. On the left-hand side, formerly the garage to this home, a professional conversion has allowed for a super dining area with ample space provided for a six seater dining suite. A fresh modern contemporary feel with a built-in bookcase, flat plastered ceiling with inset spotlights and a uPVC sealed unit double glazed window to front aspect.

The right-hand side of this 'open-plan' room features your Kitchen area. A range of base and wall units are fitted to three walls complete with ivory coloured 'shaker' style doors and drawers and a square edge worktop and tiled splashback over. There's a 'Rangemaster' dual fuel range cooker and ample space is provided for your automatic washing machine/dishwasher and fridge. Your one-and-a-half bowl composite sink with swan neck mixer tap is located under another uPVC sealed unit double glazed window and a radiator is also featured.

The whole 'L' shaped room features new flooring underfoot, new skirtings and has been freshly decorated. The flat ceiling with inset spotlights continues here adding to this fresh modern contemporary experience. A door leads you in to your ...

Living Room 5.50m x 3.70m (18' 1" x 12' 2")

Located to the rear of the property with beautiful views over your rear Garden through a set of uPVC sealed unit French doors and additional double-glazed window. Again, freshly decorated and the new hard flooring continues through here. There's a feature fireplace, radiator and your carpeted staircase lead you up to all first-floor rooms. A handy under stair cupboard is also located here.

FIRST FLOOR

Landing

At the top of the stairs, your 'gallery' style landing features doors leading off to all Bedrooms and family Bathroom.

Bedroom 1 3.70m x 2.89m (12' 2" x 9' 6")

Located at the front of the house, you Master Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 2 3.11m x 2.89m (10' 2" x 9' 6")

Located at the rear of the house, there's a uPVC sealed unit double glazed window with rear Garden views, radiator and fitted carpet.

Bedroom 3 2.70m x 2.27m (8' 10" x 7' 5")

The smallest of the three is a still a good size and features a uPVC sealed unit double glazed window with rear Garden views, fitted carpet and radiator.

Bathroom 2.61m x 2.47m (8' 7" x 8' 1")

Wallow in luxury in your half-tiled Bathroom. A suite comprises of a 'centre tap' bath, there's a vanity wash hand basin and low-level WC. Flat ceiling with inset spotlights, a vinyl floor covering and really cool colour scheme add to the contemporary look. There's a radiator, an opaque uPVC sealed unit double glazed window and a door allows access to your airing cupboard.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here. A shingle driveway has been laid with ample parking for at least two cars. A gate leads you to your ...

Rear & Side Garden

You benefit from a large space to the side which is a perfect space to 'grow your own'. Further up the Garden there's a koi pond, decked area, perfect for sitting out a barbecue or even a spot of alfresco dining. Your garden is mainly laid to lawn with borders packed with mature trees and shrubs and very private. A large timber shed takes care of your storage solutions.

SUMMARY

The current owners have transformed this three-bed semi into a beautiful family home. Many new upgrades such as the new flooring, that stunning 'open-plan' Kitchen Dining experience and not forgetting the luxury bathroom and wonderful Gardens.

Come take a look for yourself, call us 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 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.



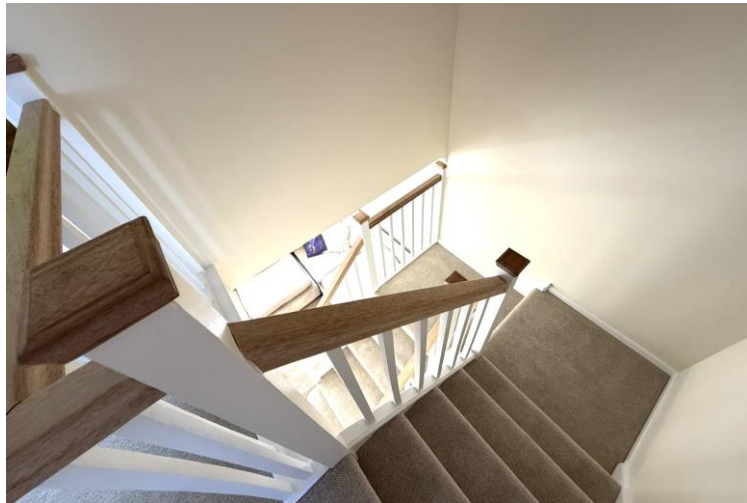
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A BEAUTIFUL THREE BED SEMI | OPEN PLAN KITCHEN DINER

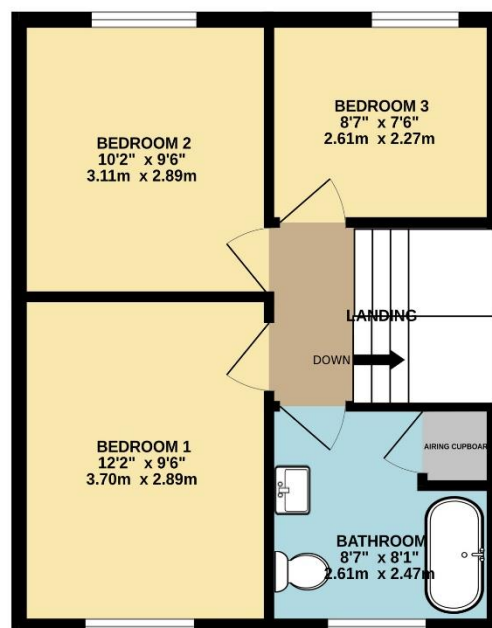
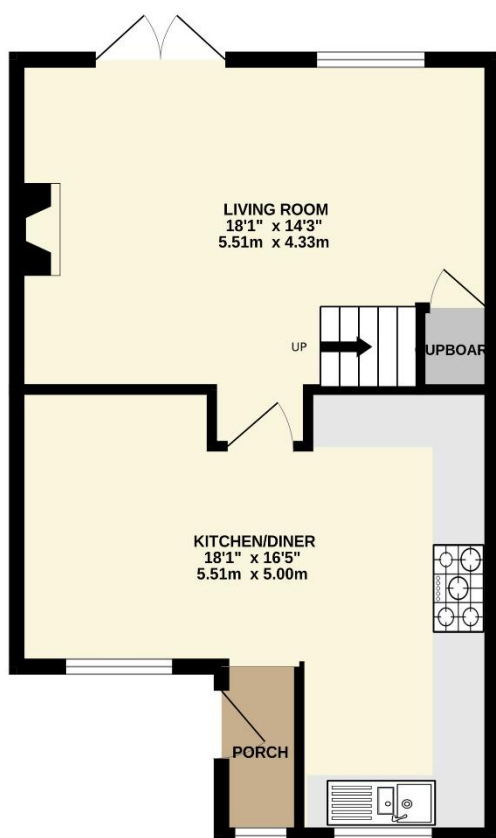
We are delighted to be assisting with the sale of this excellently presented family home located in a popular cul-de-sac in Carlton Colville. So many upgrades and a much-improved layout; to the front you enter through your Entrance Porch into a super 'Open-Plan' Kitchen Dining Experience. Your spacious Living Room is located at the rear of the property with views over your stunning rear Garden. Upstairs, three double Bedrooms and a luxury Bathroom are all accessed from your 'gallery' style Landing. All this with the creature comforts of gas central heating and double glazing while outside there's a large Driveway with side and rear Gardens

SO MANY NEW UPGRADES | OVER 870 sq ft of LUXURY | SHORT ONWARD CHAIN

LOCATION & AMENITIES

Situated on Teesdale - turn onto Ribblesdale from the Bloodmoor roundabout, left into Airdale and right into Teesdale. This property is convenient for a range of amenities including supermarkets, doctors surgery, public houses and restaurants. Being situated just off the A146 and the A12 making the commute into Lowestoft, Norwich and Ipswich all easily accessible. Good schools, public transport are convenient and both the Suffolk countryside and our very own award winning beach is a short distance away...

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | e-mail: info@one-estates.co.uk



27 TEESDALE, CARLTON COLVILLE

TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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