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OFFERS IN EXCESS OF

£225,000

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51 Marlborough Road
Lowestoft, NR32 3BS

- FULLY REFURBISHED FAMILY HOME
- DOUBLE GLAZING THROUGHOUT
- UPGRADED KITCHEN
- BRAND NEW QUALITY LVT & PLUSH CARPETS
- SOUTH FACING REAR GARDEN
- UPGRADED BATHROOM
- COMBI GAS CENTRAL HEATING
- FRESH WHITE WALLS & CEILINGS
- BRAND NEW CHIP & TAR DRIVEWAY
- CONTEMPORARY KITCHEN DINER

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

Entrance Hall
From the Storm Porch and into your Entrance Hall through the traditional hard wood front door. Your first impressions will be how light and bright the Hall is due to the fresh white walls and ceilings and a beautiful 'leaded light' window which flank the front door. Quality LVT is laid underfoot, your carpeted staircase leads you up to all first-floor rooms and a handy storage cupboard complete with lighting is situated below. There's a new radiator and doors lead you into your Kitchen Dining Experience and …

Living Room *3.56m x 3.63m (11' 8" x 11' 11")*
An abundance of natural daylight is beamed through the large bay fronted uPVC sealed unit double glazed window, also allowing views over you front Garden. Again, fresh white walls and ceilings, there's also a new sumptuous, fitted carpet underfoot and new radiator featured.

Kitchen Dining Experience *5.36m x 3.63m (17' 7" x 11' 11") narrowing to 2.64m*
Just Wow! If you like contemporary 'Open-Plan' living then this is for you. Your Kitchen features a range of base and wall units fitted to three walls complete with beech effect 'shaker' style doors and drawers with a modern marble effect square edge worktop and upstand over. Integrated appliances include a gas hob with extractor hood over and fan assisted oven below, while ample space is provided for your tall fridge freezer and automatic washing machine or dishwasher. Your stainless-steel sink with modern mixer tap is located under your uPVC sealed unit double glazed window allowing lovely views over your rear Garden whilst washing up!

On the Dining side, there's plenty of room for your family dining table and such a lovely space to enjoy family mealtimes. French Doors lead you out to your rear Garden, quality LVT is laid underfoot and a new radiator also features. Double doors lead you into a very handy Larder.

FIRST FLOOR

Landing
At the top of the stairs the Landing features your loft access, new carpet underfoot and doors lead off to all first floor rooms.

Master Bedroom *3.65m x 3.64m (12' x 11' 11")*
Located at the rear part of the property the largest Bedroom features a uPVC sealed unit double glazed window offering excellent views over your rear Garden, there's a sumptuous, fitted carpet and radiator.

Bedroom 2 *3.34m x 3.05m (10' 11" x 10')*
You may choose this one as your Master as it is located at the front of the property and features a uPVC sealed unit double glazed window in a bay to front aspect. There's also a sumptuous, fitted carpet and radiator.

Bedroom 3 *2.08m x 1.93m (6' 10" x 6' 4")*
The smallest of the three features a bay uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom *2.15m x 1.60m (7' 1" x 5' 3")*
Your luxury bathroom features a contemporary suite comprising of a panel bath with aquaboard, a shower and glass screen over, vanity wash hand basin and low-level WC. There's an opaque uPVC sealed unit double glazed window, quality LVT flooring and a chrome heated towel rail radiator finishes off the look. Wallow in luxury!

OUTSIDE

Front Garden & Driveway
Plenty of curb appeal here as the while front of the house has been transformed with fresh paintwork, those new windows and front door. A brand-new tar-and-chip Driveway has been created offering ample parking for your pride and joy, a path leads you to your front door.

Rear Garden
Completely enclosed by new fence, your south facing Rear Garden is mainly laid to lawn and features a path and a gate for rear access. There's a gravel area, perfect for sitting out, a family barbecue or even a spot of alfresco dining.

Two outhouses are featured, one of which houses your Combi boiler.

Council Tax
East Suffolk Band B

SUMMARY
Having undergone a full refurb, this really is like a brand new home inside a traditional three bed semi house, modernised and refurbished in a modern contemporary design. Fresh white paintwork, new radiators, upgraded Kitchen, new Bathroom and Driveway… all completed with quality workmanship,,, come see for yourself.

To view, simply call the numbers on page one of this brochure.

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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BEAUTIFULLY REFURBISHED THREE BED HOUSE in OULTON BROAD

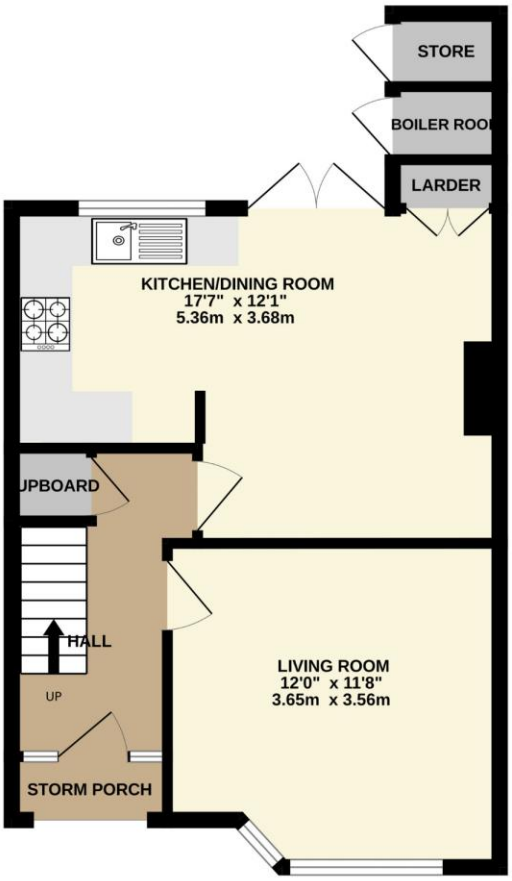
We are delighted to offer for sale this stunning three bed terrace which has been refurbished to a very high standard located in a pleasant neighbourhood on the border of Oulton Broad and Lowestoft. Your accommodation includes many new features including an upgraded contemporary 'Open-Plan' Kitchen Dining experience and bay fronted Lounge on the ground floor, while upstairs, three Bedrooms and beautiful family Bathroom. You don't even need to worry about parking, outside as there is a new chip and tar Driveway to front and pleasant rear Garden. Brand new radiators, quality floor coverings ... the list goes on.

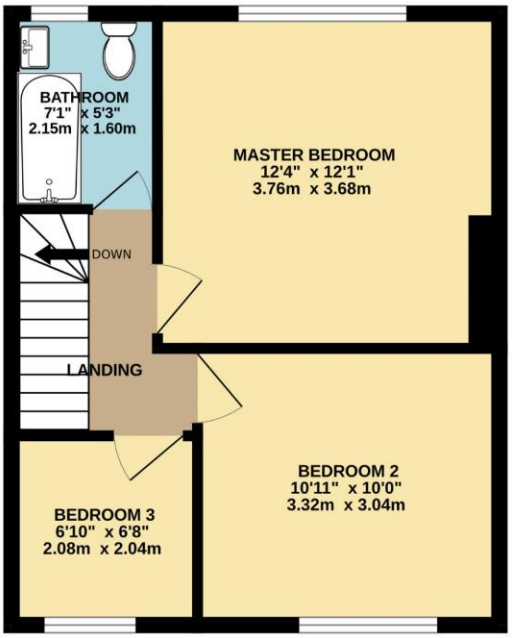
NO ONWARD CHAIN

LOCATION AND AMENITIES

Located on Marlborough Road on the border of Oulton Broad and Lowestoft this property stands proud. The area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a Museum, restaurants, public houses and train station are a short distance away. Situated on Normanston Drive and not far from the A47 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

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





51 MARLBOROUGH ROAD, OULTON

TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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