

**Aldreds**  
Estate Agents



1 Marsh View Wood Lane  
Camps Heath, Lowestoft, NR32 5EB  
Asking Price £575,000

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# 1 Marsh View Wood

Camps Heath, Lowestoft, NR32 5EB

Aldreds are delighted to offer this 4 bedroomed executive detached residence situated in this very desirable Camps Heath location. This outstanding family home offers versatile spacious family accommodation including a wide entrance hall with central feature oak and glass staircase, beautiful open plan kitchen/dining/living area, conservatory, separate utility room, 2 ground floor double bedrooms & W.C. On the first floor there is a central galleried landing, 2 further double bedrooms. The master having a walk in dressing room and en-suite shower room. There is also a second family bathroom. To the outside front there is a large driveway providing ample off road parking which leads to a double detached brick built garage and to the rear there is a fully enclosed lawned garden with patio seating area. Camps Heath is a desirable location having a village setting and being within easy reach of Oulton Broad railway station with easy links to Norwich and the Broads National Park. This outstanding home has quality fixtures and fittings throughout including luxury vinyl floorings and tasteful neutral decorations. Early viewing is strongly recommended.

## Wide Entrance Hall

Karndean flooring, under floor heating, flat plastered ceiling with inset spot lighting, impressive oak and glass central staircase, power points, under stair storage cupboard, composite single sealed unit double glazed entrance door.

## Cloakroom

Karndean flooring, under floor heating, cloakroom suite comprising of a low level W.C with enclosed cistern, wall mounted vanity sink with aqua board splash back, extractor fan, Upvc window, flat plastered ceiling, inset spot lighting.

## Open Plan Living Area

21'6" x 23'4" (6.57 x 7.13)

Karndean flooring, flat plastered ceiling with inset spot lighting & under floor heating. The room is split in to 3 sections:-

Living Area:- power points, T.V point, ample space for large family size dining table and chairs

Quality fitted kitchen - central island, range of fitted kitchen units with integral dishwasher, fridge/freezer and eye level double electric oven with matching four burner induction hob, extraction cooker hood, double aspect Upvc windows with double doors leading in the conservatory.

## Conservatory

11'3" x 11'3" (3.43 x 3.45)

Karndean flooring, under floor heating, pitched self cleaning glass roof, large aspect Upvc windows, double Upvc doors leading out to the rear garden.

## Utility Room

Karndean flooring, under floor heating, range of quality fitted kitchen units, extended work surfaces, power points, ceramic sink, plumbing and recess for tumble dryer and washing machine.

## Walk in Boiler Room

Inset spot lighting, karndean flooring. This hides the systems for under floor heating and hot water & Upvc window.

## Bedroom 1

11'5" x 11'7" (3.50 x 3.54)

Karndean flooring, under floor heating, flat plastered ceiling with inset spot lighting, Upvc window, power points.

## Bedroom 2

11'11" x 10'9" (3.64 x 3.30)

Karndean flooring, under floor heating, flat plastered ceiling, inset spot lighting, power points, Upvc window.

## First Floor

Central galleried landing featuring the oak and glass staircase, Upvc window, radiator, inset spot lighting.





### Bedroom 3 (Master Bedroom)

13'10" x 17'10" (4.24 x 5.45)

Karndean flooring, flat plastered ceiling with inset spot lighting, Upvc window, radiator, power points, T.V point, opening leading to dressing room.

### Dressing Room

Karndean flooring, power points, ample space for fitted wardrobes, inset spot lighting.

### En-Suite Shower Room

Karndean flooring, quality fitted shower suite comprising of a over size shower cubicle with aqua board splash backs, low level W.C with enclosed cistern, vanity sink unit, velux window.

### Bedroom 4

11'10" x 17'10" (3.61 x 5.45)

Karndean flooring, inset spot lighting, Upvc window, power points, T.V point.

### Family Bathroom

Bath and shower suite comprising of a panel bath, oversized shower cubicle with aqua board splash backs, low level W.C with enclosed cistern, wall mounted vanity sink unit, velux window.

### Outside

#### Outside To The Front

There is an impressive frontage providing ample off road parking for a variety of cars/leisure vehicles enclosed by electronically controlled wrought iron gates which leads to a double detached brick built garage with electric operated door, power points and lighting.

#### Outside To The Rear

There is a fully enclosed lawned garden with very private rear and side aspect, patio seating area providing ample space for bistro style dining, range of raised flower and shrub borders, patio footpath leading to the side garden with a greenhouse, timber and felt shed and timber gate leading out to front driveway.

### Tenure

Freehold

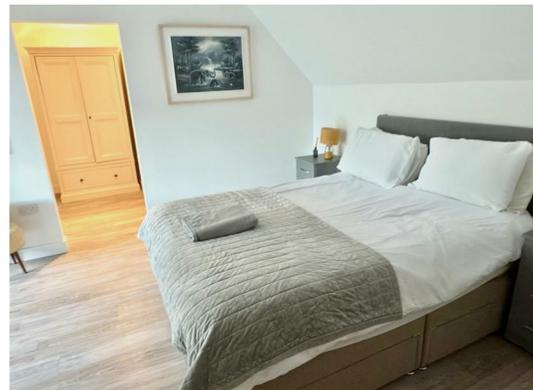
### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'E'

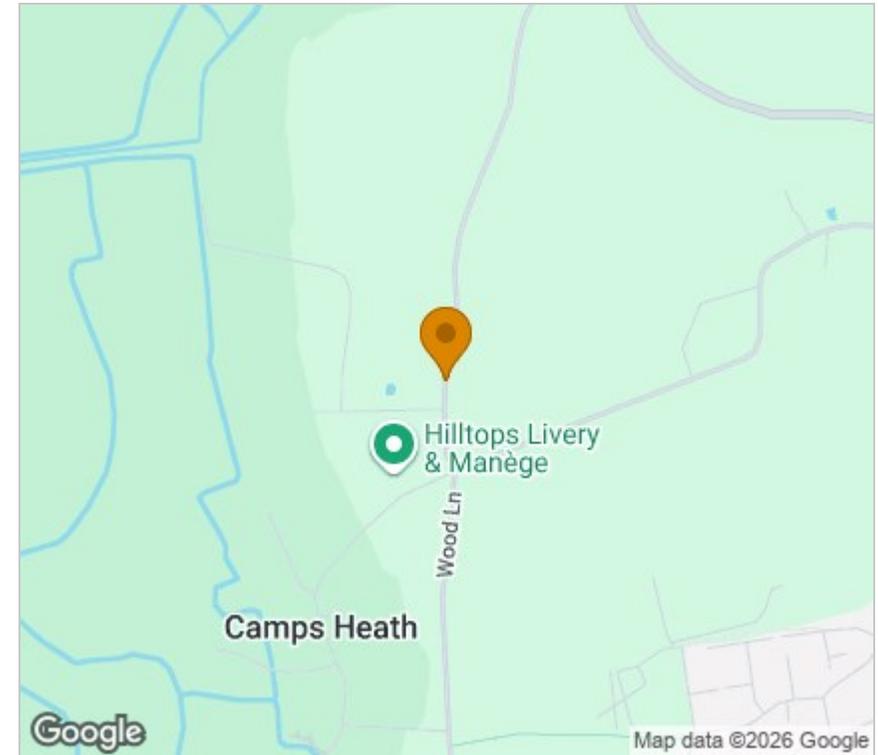
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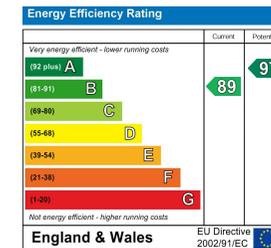
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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