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£225,000



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26 Rumburgh Road Lowestoft, NR32 4JL

- MODERN CONTEMPORARY STYLING
- BEAUTIFUL KITCHEN DINER
- END OF TERRACE FAMILY HOME
- EXCELLENTLY PRESENTED
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- LOG BURNING STOVE IN LIVING ROOM
- AMPLE OFF-ROAD PARKING
- OWNED SOLAR PANELS

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

GROUND FLOOR

Entrance Hall

Enter through the modern part-glazed composite front door into the Entrance Hall of your beautiful new home. Quality LVT is laid underfoot. There's a recently upgraded electric storage heater, your carpeted staircase leads you up to all first-floor rooms and there is plenty of 'open-plan' storage under while a large storage cupboard is located toward the back of the Hall next to your part glazed back door which leads outside. Oak doors lead you into your living Room, Kitchen Diner and ...

Cloakroom WC 1.91m x 0.79m (6' 3" x 2' 7")

Essential for the family is the downstairs Loo. Modern and contemporary with a suite comprising of a vanity wash hand basin, and low-level WC, there is also an opaque uPVC sealed unit double glazed window and LVT flooring underfoot. Double doors lead you into a super storage cupboard.

Kitchen Diner 4.09m x 3.53m (13' 5" x 11' 7")

The heart of any home is always in the Kitchen... and what a Kitchen this is!

A range of base and wall units are fitted to two walls complete with modern contemporary 'high-gloss' handleless flat style doors and drawers and a square edge worktop tiled splashback over.

Packed with integrated appliances which include a Bosch induction hob with extractor over, glass splashback and oven below, a tall fridge freezer and automatic washing machine. Your stainless steel one-and-a-half bowl sink with mixer tap is located under your uPVC sealed unit double glazed window to front aspect.

Ample space is provided for your family dining suite, there's an electric storage heater, flat plastered the quality LVT flooring extends through here too.

Living Room 4.09m x 3.58m (13' 5" x 11' 9")

Located at the rear of the property, your beautiful Lounge is bathed in natural daylight due to the large uPVC sealed unit double glazed window which overlooks your rear Garden. A sumptuous, fitted carpet is laid underfoot, there's an electric storage heater and as a super bonus, a stunning modern contemporary circular log burner located in the corner. A cosy addition to your new home, the perfect place to snuggle up in front of on those long winter nights.

FIRST FLOOR

Landing

At the top of the stairs, your Landing has doors leading off to all first-floor rooms, a fitted carpet, heater, your loft is accessed from here and there are two more handy storage cupboards.

Bedroom 1 4.09m x 3.58m (13' 5" x 11' 9")

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

Bedroom 2 3.53m x 3.15m (11' 7" x 10' 4")

Located at the front of the house, there's a uPVC sealed unit double glazed window, storage cupboard, heater and fitted carpet.

Bedroom 3 2.72m x 2.72m (8' 11" x 8' 11")

The smallest of the three is still a good size. A uPVC sealed unit double glazed window to rear aspect, fitted carpet and built in wardrobe.

Bathroom 1.96m x 1.70m (6' 5" x 5' 7")

Wallow in luxury in this beautiful Bathroom! A three-piece suite comprises of a panel bath with contemporary tiling, shower and curtain over, a beautiful vanity area housing your sink and low-level WC. An opaque uPVC sealed unit double glazed window and vinyl is laid to floor.

OUTSIDE

Front Garden

You are located in a pedestrian area so will benefit from no traffic passing by so very peaceful. Laid to lawn with a path leading up to your front door.

Rear Garden

Your enclosed southwest facing rear Garden is mainly laid to lawn with a path running down the centre and very private. There's also a patio adjacent to the back of the house, perfect for a barbecue or a spot of alfresco dining. A gate leads you to a parking area with ample parking for two vehicles. There's also an area where you can store your bins.

SUMMARY

The current Owner has spared no expense on fixtures, fittings and upgrades to the beautiful family home such as the quality Kitchen, packed with Bosch appliances, the upgraded Bathroom, Log Burner in the Living Room, LVT flooring and not forgetting the Solar Panels saving you a small fortune on electricity.

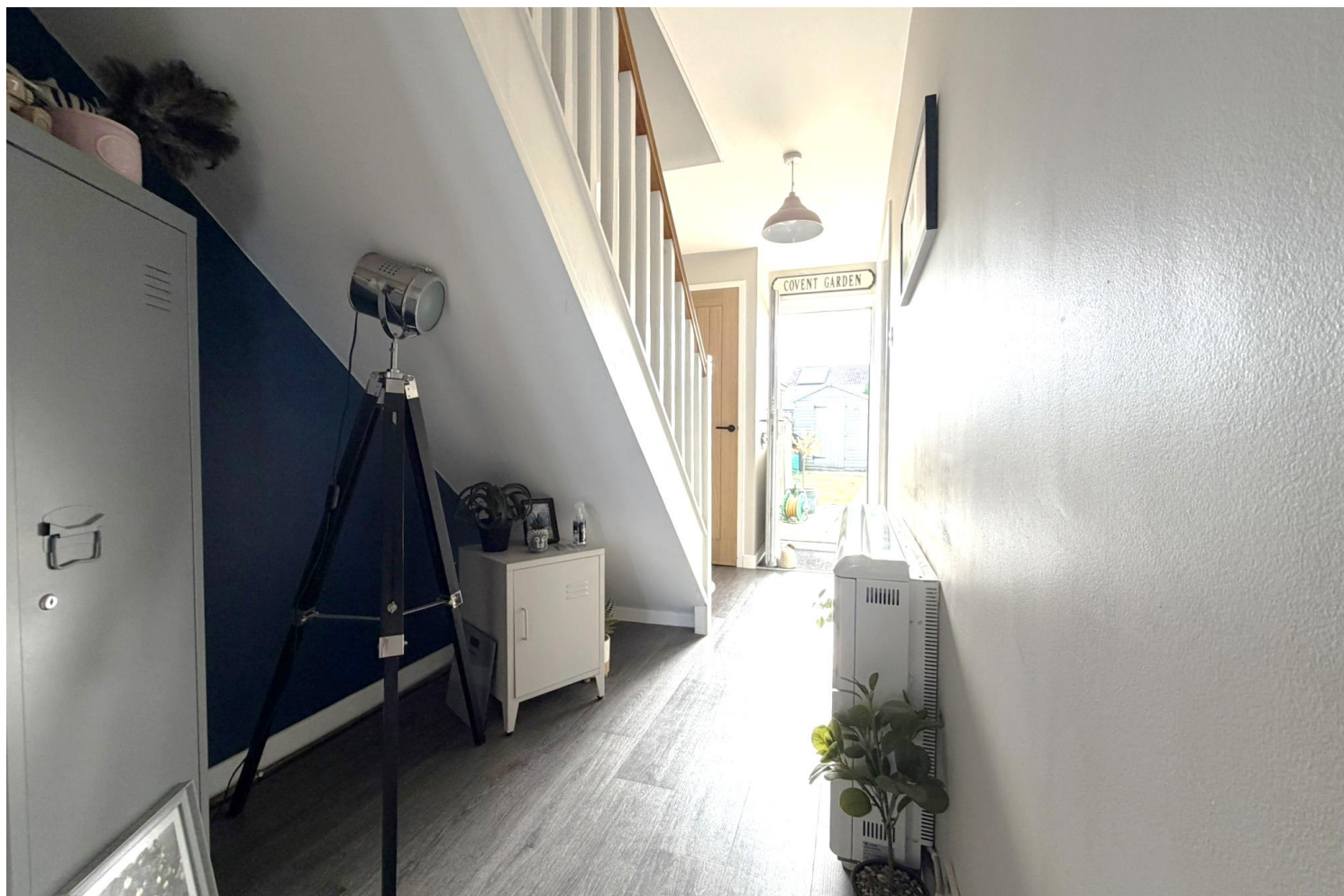
Presented to a very high standard, this modern contemporary property could be your next dream home.

Though the property is Freehold there is a small service charge, no more than £42 pm to pay for the upkeep of this development.

To arrange a private viewing, call us on 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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THREE BEDROOM END OF TERRACED FAMILY HOME BEAUTIFULLY PRESENTED | MANY NEW UPGRADES

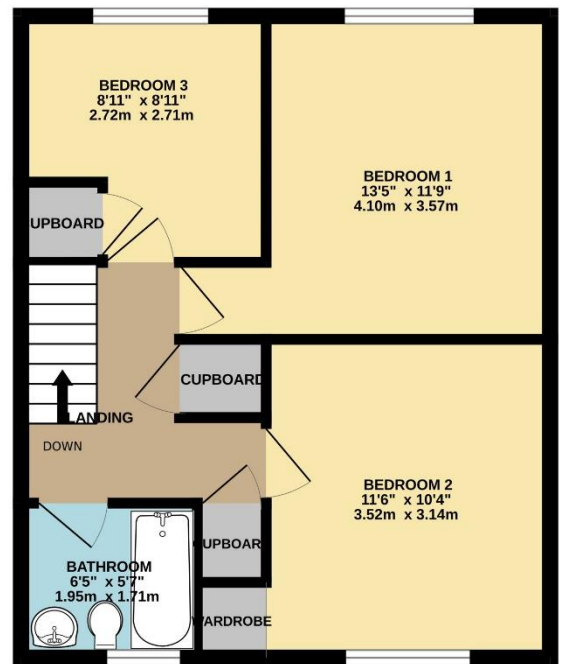
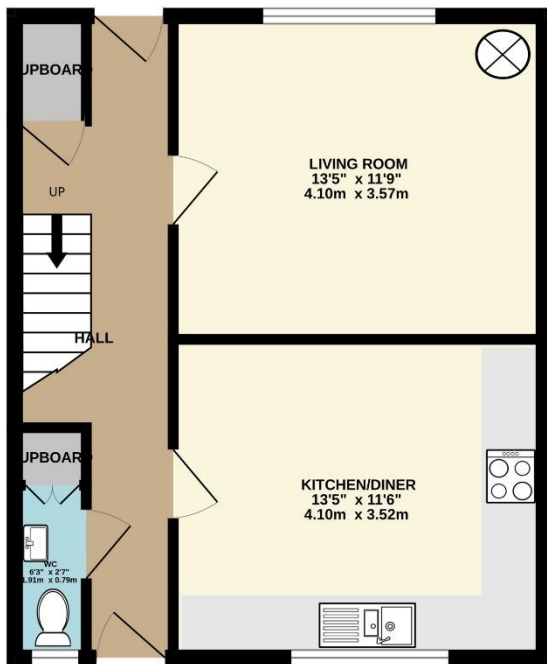
We are delighted to offer FOR SALE this excellently presented 3 bedroom end house located in a popular area to the north of Lowestoft, the current Owner has transformed this property into a beautiful family home with a modern contemporary style. Your accommodation comprises of a fabulous Kitchen Diner, upgraded with a high gloss Kitchen packed with quality appliances, a Cloakroom WC, spacious Hallway and Living Room with log burner on the ground floor, while upstairs, three double bedroom and luxury Bathroom. A fully enclosed rear garden is also included and ample offroad parking also to rear. The property also benefits from solar panels keeping electricity running costs affordable and the property is double glazed throughout.

OVER 890 SQ FT | SOLAR PANELS | LOG BURNER

LOCATION & AMENITIES

Situated in Gunton, north of Lowestoft just off the A47, this is a great location. Locally there is a parade of shops including newsagent, small supermarket and fish & chip shop. Within half a mile are two superstores, good schools, pub/restaurants, two filling stations and Pleasurewood Hills theme park. Lowestoft town centre is less than two miles, Great Yarmouth is about seven miles. The stunning Suffolk countryside is right on your doorstep and you are also close to the beach.

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



26 RUMBURGH ROAD, LOWESTOFT

TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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