

**lowestoft 01502 733399**

**Gorleston 01493 658854**

**£270,000**



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## **21 Coppice Close Lowestoft, NR32 3FG**

- **CONSTRUCTED IN 2021**
- **BEAUTIFULLY PRESENTED**
- **SOUGHT AFTER CUL-DE-SAC NEIGHBOURHOOD**
- **LUXURY SHOWER ROOM**
- **TWO DOUBLE BEDROOMS**
- **EXTENDED TO REAR**
- **STUNNING KITCHEN DINING EXPERIENCE**
- **QUALITY FLOORING THROUGHOUT**
- **GAS CENTRAL UNDER FLOOR HEATING**
- **NO ONWARD CHAIN**

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION in DETAIL

### ENTRANCE HALL

Enter your lovely new one-storey home through your part-glazed composite front door into your Hallway. Karndean LVT has been laid to floor in a herringbone pattern, underfloor heating, there's a handy storage cupboard and oak doors lead off to both Bedrooms, Shower Room and Living Room. A glazed oak door leads you in to your...

### KITCHEN DINER 5.45m x 3.16m (17' 11" x 10' 4")

The heart of any home is usually the Kitchen, and this makes no exception! Almost 18ft long due to a super extension allowing two zones to this Kitchen Dining Experience.

On the Kitchen side, a range of base and wall units are fitted to two walls complete with modern contemporary high gloss white doors and drawers and a square edge worktop and tiled splashback over. A tall breakfast bar type worktop separates your Kitchen from your Dining area, and your polycarbonate sink and drainer is located here.

Integrated appliances include an induction hob with fan assisted oven below and extractor over while plenty of space is provided for your automatic washing machine and tall fridge freezer. Your 'Ideal' combi boiler is housed here, the underfloor heating continues into the kitchen with vinyl laid underfoot and inset spotlights in the ceiling.

Further along the extended part of the Bungalow has created a perfect space for you to enjoy. You could use this space for formal dining or simply to sit and enjoy the views through the uPVC sealed unit double glazed French doors which open out into your delightful Garden.

An extra uPVC sealed unit double glazed window allows an abundance of natural daylight, the vinyl flooring extends through here, there are inset spotlights to ceiling and a tall vertical radiator.

### LIVING ROOM 4.40m x 3.40m (14' 5" x 11' 2")

Located to the rear of the property, your Living Room features a sumptuous carpet underfoot, cosy underfloor heating and uPVC sealed unit double glazed French Doors lead you out to your rear Garden.

### BEDROOM ONE 4.22m x 3.40m (13' 10" x 11' 2")

Located at the front of the bungalow, your Master Bedroom features a uPVC sealed unit double glazed window to front aspect, underfloor heating and fitted carpet.

### BEDROOM 2 3.16m x 2.70m (10' 4" x 8' 10")

Another good size double with a fitted carpet, underfloor heating and uPVC sealed unit double glazed window to front Garden views.

### SHOWER ROOM 2.05m x 1.85m (6' 9" x 6' 1")

The perfect place to visit first thing the morning and last thing at night is your stunning contemporary fully tiled Shower Room. A suite comprises of a large 'corner' shower cubicle, a vanity unit featuring your wash hand basin and a low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of light, quality vinyl underfoot and towel rail radiator also feature. .

### OUTSIDE

#### FRONT GARDEN & DRIVEWAY

Plenty of curb appeal here with a brickweave driveway with ample parking for two cars which extends to the side of the bungalow. A shingled front Garden with exotic planting allows privacy from the road.

#### REAR GARDEN

Completely enclosed by fence, your delightful rear Garden is mainly laid to maintenance-free artificial lawn and features borders that are packed mature plants and shrubs.

A beautiful patio has been laid adjacent to the rear of the bungalow perfect for sitting out, a barbecue or even a spot of alfresco dining.

### COUNCIL TAX

East Suffolk Band B

### SUMMARY

If you are in the market for a 'turn-key' as - brand new opportunity and want to live in a quiet yet established neighbourhood, then look no further.

Look at all these benefits;

- Substantially extended with over 700 sq ft of living
- Beautifully throughout
- Quality floor coverings throughout
- Kitchen Dining Experience
- Two sets of French Doors with stunning views.
- Oak internal doors
- Underfloor central heating throughout
- uPVC windows
- Sought after neighbourhood
- Luxury Shower Room
- Brickweave Driveway, delightful Gardens.

This stunning property is pretty much a new home within an existing bungalow, and it could be your next dream home.

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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## A BEAUTIFULLY PRESENTED & EXTENDED BUNGALOW

We are delighted to be assisting with the sale of this modern Bungalow located in a sought-after recently built neighbourhood in North Lowestoft. Less than five years old, the Bungalow has been extended to the rear offering an 'Open-Plan' Kitchen Dining experience with stunning views over your private rear Garden. Your accommodation comprises of a welcoming Entrance Hall, Living Room, an 'open-plan' Kitchen Diner, two double Bedrooms and a luxury Shower Room. Quality fixtures and fittings here with Oak doors, Karndean hard flooring and sumptuous carpets underfoot, there is underfloor heating throughout, and much, much more. There's plenty of parking on the large Driveway which leads to your delightful private and enclosed rear Garden.

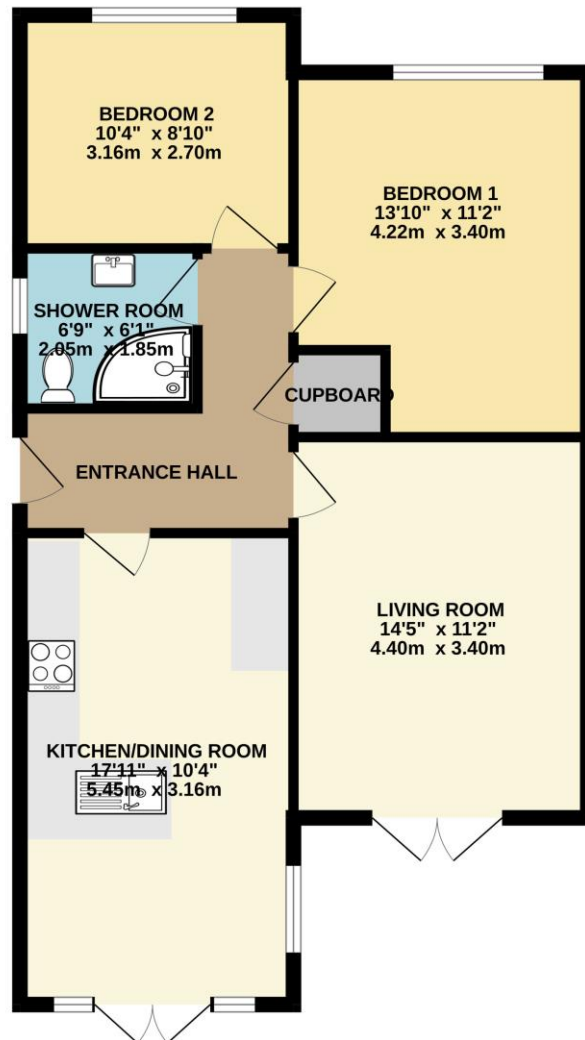
Simply move in, unpack and enjoy life this Spring in this stunning one storey home.

### NO ONWARD CHAIN

#### LOCATION AND AMENITIES

Coppice Close is a fairly new development off Monckton Avenue in the north part Lowestoft. Convenient for a range of amenities such as Tesco and Aldi superstores and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. The area boasts a thriving community complete with shops, Normanston and Nicholas Everitts Parks that hosts leisure facilities and events, a museum, public houses and restaurants. Good schools, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



21 COPPICE CLOSE, LOWESTOFT

TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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