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**Lowestoft 01502 733399**

**Gorleston 01493 658854**

**£269,000**



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## **26 Quinnell Way Lowestoft, NR32 4WL**

- SUBSTANTIALLY EXTENDED
- EPC C71
- OPEN-PLAN LIVING TO REAR
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- MODERN DETACHED HOME
- MASTER ENSUITE
- CLOAKROOM WC
- SEPERATE UTILITY
- PLENTY OF STORAGE

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

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Once you enter this property you will certainly experience the space and quality of this modern family home. Quality fitted carpet is laid and the Hallway has doors leading to the Cloakroom, Lounge and Kitchen with a staircase leading up to all first floor rooms. A radiator and power points are featured. There is plenty of attention to detail in this property such as flat ceilings, chrome light switches and sockets beautifully decorated in a modern tasteful style. Simply move your furniture in and enjoy your new home.

#### Cloakroom WC 7' 1" x 2' 9" (2.18m x .85m)

Essential for the family is this very handy ground floor Cloakroom WC. A uPVC sealed unit double glazed window allows plenty of natural daylight through and a suite comprising of a white low level WC and small corner wash hand basin are featured with tiled walls, fitted carpet and radiator.

#### Lounge 13' 1" x 10' 9" (4.00m x 3.30m) Plus Bay Window

A large bay with uPVC sealed unit windows is the main focal point in this lounge. Modern styling with a fitted carpet and radiator.

#### Open Plan Kitchen Diner 17' 8" x 10' 10" (5.40m x 3.31m) Max

A stunning modern and contemporary living experience for the whole family to enjoy. A much improved layout here and 'Open-Plan' running the full width of the property due to a Garage conversion which will be explained further in this brochure. A centre island complete with shaker style doors acts as a social point and your Kitchen features a range of base and wall units fitted to two walls also complete with cream shaker style doors and wood worktop over. Integrated appliances such as a dishwasher, large cooker hood and a stainless free-standing range cooker also included. A stainless steel one-and-a-half bowl sink is situated under your uPVC sealed unit double glazed window, there's flat ceilings with inset spotlights and a real wood floor. Patio doors lead you to your conservatory, an opening to your Sitting Room and an arch to your ...

#### Utility Room 6' 7" x 5' 2" (2.01m x 1.60m)

Adjacent to the kitchen, the Utility has matching base and wall units and space for your fridge freezer. Your back door leads you outside.

#### Sitting Room 11' 11" x 8' 0" (3.64m x 2.45m)

Most of this space used to be the Garage and has been professionally converted to an extra Sitting Room 'Open-Plan' to your Kitchen Dining area. Perfect for the family experience at any time or even better for dinner parties or family get-togethers. A uPVC sealed unit double glazed window attracts plenty of natural daylight, your wood floor and flat ceilings flow through perfectly.

#### Conservatory 9' 11" x 9' 3" (3.03m x 2.82m)

Tagged onto the rear of this property, the conservatory acts as a Dining room for the current owners. Constructed of brick with uPVC sealed unit double glazed windows and exterior door leading to the patio. A tiled floor is laid and a radiator, power and TV points are featured. Beautiful views over your Garden too.

### FIRST FLOOR

#### Landing

At the top of the carpeted staircase, the landing has doors leading off to all first floor rooms. A uPVC sealed unit double glazed window allows plenty of natural daylight through and your airing cupboard is located here.

#### Master Bedroom 11' 4" x 11' 0" (3.46m x 3.36m)

The master bedroom is situated at the front of the property with a uPVC sealed unit double glazed window overlooking the front. A double built in wardrobe takes care of your clothes storage needs and a radiator, power points and sumptuous fitted carpet feature. A door leads you to your...

#### Ensuite 4' 9" x 6' 4" (1.46m x 1.95m)

The perfect place to visit first thing in the morning and last thing at night. Your very own ensuite has a tiled shower cubicle, pedestal sink and low level WC and has a laminate flooring laid. An opaque uPVC sealed unit double glazed window is fitted and a chrome heated towel rail also features.

#### Bedroom 2 9' 9" x 8' 0" (2.99m x 2.44m)

A uPVC sealed unit double glazed window has views over your rear garden and a fitted carpet, radiator and power points feature.

#### Bedroom 3 7' 10" x 8' 0" (2.41m x 2.44m)

A uPVC sealed unit double glazed window also has views over your rear garden and a fitted carpet, radiator and loft access are featured.

#### Bathroom 6' 4" x 6' 3" (1.95m x 1.92m)

At the end of the landing you will find the family bathroom. A modern contemporary white suite comprising of panel bath, low level WC and pedestal sink are featured and an opaque uPVC sealed unit double glazed window. A towel rail radiator is also fitted.

### OUTSIDE

#### Front Garden and Driveway

Fresh and well maintained with a lawned area to the front and the brickweave driveway leads to up to your house. A storm porch is featured outside and a gate leads you through to your back garden.

#### Rear Garden

As the Garage has been converted for extra living space, some of it has been retained to create storage, perfect for your Garden equipment and is accessed from the rear Garden. The rear garden is a real treat with a lawn laid and colour is given by an abundance of shrubs and plants in the borders. A patio and raised timber decking has been created making a great place for a barbecue or a spot of al fresco dining.

### SUMMARY

This wonderful 3 bed detached property must be viewed to be appreciated. Fresh modern styling, flat ceilings downstairs, spotlights and chrome fittings give a little extra detail, plus don't forget the superb Open-Plan garage conversion allowing lots more useable living space for all the family. Call us to view, be quick though.



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 MISEDSCRIPTIONS 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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## 'OPEN-PLAN' KITCHEN DINING LIVING EXPERIENCE Over 1,100 sq ft

We are delighted to present this beautiful three bedroom detached family home located on the prestigious Parkhill development. Excellently presented with a much improved layout due to a Garage Conversion allowing extra open plan living with a Sitting Room adjacent to the already open plan Kitchen Diner. The property also benefits from a ground floor Cloakroom WC, beautiful bay fronted Lounge and even more living space has been added with a conservatory overlooking the superb rear garden. Upstairs, an Ensuite Master Bedroom, family Bathroom and two further Bedrooms make this detached property very desirable.

### MODERN CONTEMPORARY LIVING IN A SOUGHT AFTER LOCATION

#### LOCATION AND AMENITIES

Number 26, Quinnell Way, is a Crescent joining Bentley Drive and Rodber Way in the north region of Lowestoft. A very attractive development and convenient for a range of amenities such as Tesco & Aldi superstores, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible.

Good schools, public transport and the beach are also convenient and the stunning Suffolk countryside closeby.

**Contact: STEVE NEWSHAM**

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