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Gorleston 01493 658854

£500,000



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207 Yarmouth Road Lowestoft, NR32 4AA

- STUNNING WOODLAND SETTING
- EXECUTIVE STYLE PROPERTY
- HALF AN ACRE (STS)
- EXCELLENTLY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- VERY PRIVATE RESIDENCE
- WORK FROM HOME POTENTIAL
- PRIVATE GATED ENTRANCE
- DOUBLE GARAGE, WORKSHOPS AND OUTBUILDINGS
- CONVENIENT LOCATOIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Hall

The current Owners use the rear of the property as their main entrance, however we will enter through the front door in this brochure. An opaque glazed door and uPVC sealed unit double glazed panel allow an abundance of natural daylight into this light and bright hallway. Vinyl flooring has been laid, there are doors leading off to all ground floor rooms and your carpeted staircase lead you up to all first-floor rooms.

Cloakroom WC 2.23m x 0.90m (7' 4" x 2' 11")

Essential for the family is the downstairs loo. Half tiled, vinyl flooring and a modern contemporary suite comprising of a vanity sink and low-level WC. An opaque uPVC sealed unit double glazed window and radiator also feature.

Lounge 6.47m x 3.87m (21' 3" x 12' 8")

A uPVC sealed unit double glazed window gives beautiful views over your front garden and at the other end a set of french doors lead out to your patio. Vinyl flooring, two radiators and a woodburner also feature and the room is decorated in fresh white contemporary styling.

Kitchen Breakfast Room 6.60m x 2.66m (21' 8" x 8' 9")

A range of wall and base units with traditional oak doors and drawers dominate three of the walls with a roll edge worktop over. Integrated appliances such as a gas hob with extractor over, an eye level oven, fridge freezer and ample space and plumbing for your automatic washing machine and dishwasher. A stainless-steel sink is situated under one of the two uPVC sealed unit double glazed windows provide wonderful views and extra daylight.

There is a vinyl floor covering, radiator, plenty of space for a small dining table and a set of french doors lead outside. A square arch leads you to your ...

Dining Room 3.40m x 2.88m (11' 2" x 9' 5")

Conveniently located adjacent to your Kitchen, the Dining room features a uPVC sealed unit double glazed window, vinyl flooring and radiator.

FIRST FLOOR

Landing

At the top of the stairs, your landing features a fitted carpet, loft access, a radiator and doors leading off to all first-floor rooms.

Master Bedroom 5.34m x 3.56m (17' 6" x 11' 8")

Complete with built in wardrobes, fitted carpet, radiator and uPVC sealed unit double glazed window with stunning views. A door leads to your ...

Ensuite 2.64m x 1.12m (8' 8" x 3' 8")

'L' shaped with a suite comprising of a fully tiled shower cubicle, pedestal sink and low level WC. An opaque uPVC sealed unit double glazed window, radiator and vinyl flooring included.

Bedroom 2 3.62m x 2.48m (11' 11" x 8' 2")

A uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Bedroom 3 2.74m x 3.45m (9' x 11' 4")

A uPVC sealed unit double glazed window to rear views, wardrobes, fitted carpet and radiator.

Bathroom 2.22m x 1.67m (7' 3" x 5' 6")

Mainly tiles to wall and a suite comprising of a panel bath with shower attachment over, pedestal sink and low-level WC. Vinyl flooring, radiator and opaque uPVC sealed unit double glazed window.

Bedroom 4 3.06m x 2.74m (10' x 9')

The smallest of the four is still a good size and includes a fitted carpet, radiator and uPVC sealed unit double glazed window.

OUTSIDE

Front Garden

A wonderful, secluded Garden surrounded by mature trees and very private. It is mainly laid to lawn and offers stunning views through all front aspect windows. A very unique front Garden.

Rear Garden, Woodland Walk & Driveway

Accessed from Pleasurewood Close, you have ample parking outside your gates for guests, however once through your gates you enter a woodland wonderland. Your long lane is flanked by trees and the current Owners have even created a stunning woodland walk. A beautiful facility for wildlife, birds and flowers. At the end of the driveway, plenty of parking, a patio, perfect for sitting out or even a spot of alfresco dining, there's even a static caravan included which is fully serviced with power, TV and gas.

Double Garage, Work Yard and Outbuildings

Constructed of traditional brickwork, tiled roof and includes power and light.

There is a Courtyard style area with more timber storage. This area has had PLANNING PERMISSION granted to construct a TWO BEDROOM BUNGALOW. This has now lapsed, however could be re-applied for. Perfect for an annex.

Council Tax

East Suffolk Band E

SUMMARY

Far too much to summarise however if you are looking for a bit of country life set in half an acre of woodland in beautiful grounds not far from town, complete with land to construct an extra bungalow, or work from home, then look no further.

To view, simply 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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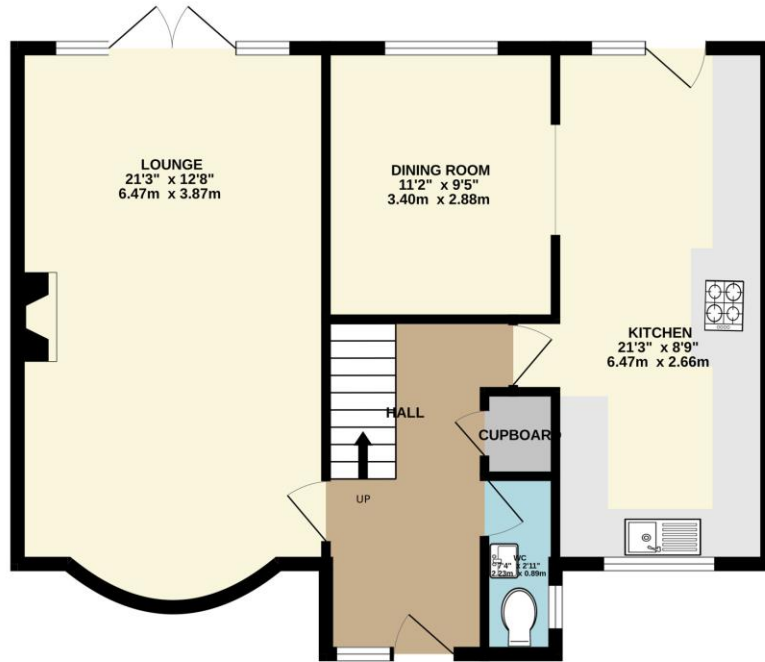
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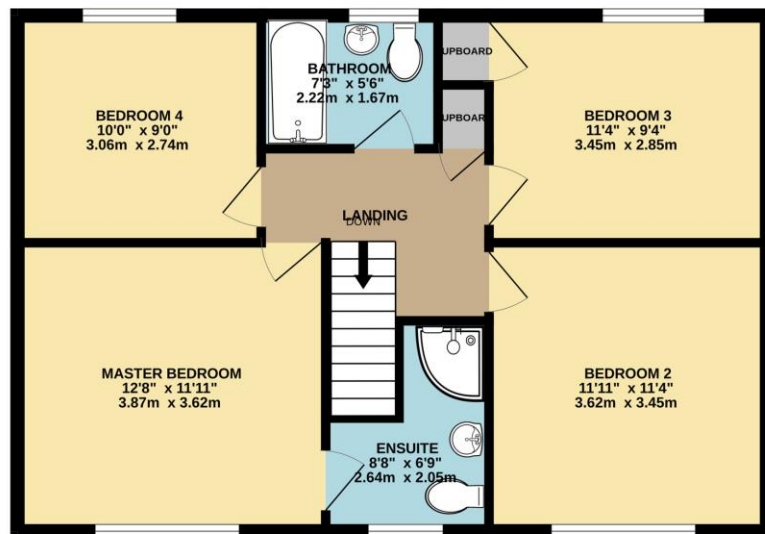


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GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



207 YARMOUTH ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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A BEAUTIFULLY PRESENTED DETACHED PROPERTY SET IN HALF AN ACRE OF STUNNING GARDENS AND WOODLAND - POTENTIAL FOR WORKING FROM HOME.

| We are extremely proud to be assisting with the sale of this executive style property set back from the A47 in the prestigious postcode of Gunton. The property boasts over 1,300 of living with 4 Bedrooms, one with En-suite, 21ft Lounge, Kitchen Breakfast Room, Dining Room all completely private with panoramic views over every aspect of the Garden. Within the Grounds, a Double Garage, Courtyard with timber Outouses.

GARDENS & GROUNDS

The house is set centrally within the grounds and gated vehicular access is from Pleasurewood Close to the rear down a private wooded lane. There is a beautiful woodland walk with mature trees, shrubs and plants, a haven for wildlife. The lane ends at a clearing with parking for several vehicles and a driveway outside your Double Garage. There is also a fully serviced static caravan, perfect as an overspill of the accommodation or a great feature for kids to play. Much more lawned areas, plus plenty of mature shrubs, trees and bushes and another entrance at the A47. Far too beautiful to describe, come and have a look!

LOCATION AND AMENITIES.

Set back from the A47 Yarmouth Road, number 207 is excellently located for a number of amenities including good schools, convenience stores and only half a mile from the town centre of Lowestoft with all its hustle and bustle and major High Street shops. Lowestoft stunning sandy beach, the beautiful Gunton Woods and East Anglias reliable public transport network is right on your doorstep and being on the A47 gives excellent roads to Great Yarmouth and Norwich.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk

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