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## **5 Brendon Close Oulton, NR32 3HL**

- **QUALITY REFURBISHED HOME**
- **SOUGHT AFTER CUL-DE-SAC**
- **THREE DOUBLE BEDROOMS**
- **DECORATED IN WHITE THROUGHOUT**
- **ENCLOSED REAR GARDEN**
- **NEW CONTEMPRARY KITCHEN**
- **'OPEN-PLAN' GARDEN/DINING ROOM**
- **PRIME OULTON BROAD LOCATION**
- **EV CHARGER**
- **LUXURY BATHROOM**
- **NEW IMPROVED LAYOUT**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

The second you walk over the threshold into this beautifully refurbished family home you get that impression of quality. Plenty of light is beamed in here with a uPVC double glazed floor to ceiling window at the side of your composite front door. Your carpeted staircase leads you up to all first floor rooms, there's a handy cupboard below and a super storage with another opposite. LVT is laid underfoot, inset spotlights above, there's a new radiator and oak doors lead you to your Cloakroom WC and ...

### Living Room 3.96m x 3.25m (13' x 10' 8")

Your beautiful Living Room features a large uPVC sealed unit double glazed window to front aspect, plus a sumptuous, fitted carpet underfoot and radiator.

### Cloakroom WC 1.80m x 0.90m (5' 11" x 2' 11")

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, an opaque uPVC sealed unit double glazed window attracts plenty of natural daylight, LVT flooring and radiator.

### Kitchen 3.80m x 2.56m (12' 6" x 8' 5") Max

The heart of any home is always in the Kitchen... and what a Kitchen this is! There are three zones to this stunning open-plan space, your living area, cooking area and eating area.

The layout has been much improved here with the emphasis being on 'family living'. A range of brand new modern contemporary base and wall units are fitted to three walls complete with 'shaker' style doors and drawers and a square edge worktop and upstand over.

Integrated appliances include an induction hob with extractor over and double oven below, tall fridge freezer, dishwasher and automatic washing machine.

Your stainless-steel sink is located under your uPVC sealed unit double glazed window, there's a contemporary vertical radiator, LVT flooring underfoot, freshly plastered wall and ceiling finished in pristine white and inset spotlights.

An opening lead you into your ...

### Garden / Dining Room 2.82m x 2.64m (9' 3" x 8' 8")

Located adjacent to your Kitchen, this fabulous room 'open-plan' to your Kitchen is bathed in natural South Facing daylight overlooking your rear Garden.

Perfect for family mealtimes, there's ample space for your dining suite, French doors flanked by extra windows lead you outside and there's a uPVC sealed unit double glazed window to side aspect. LVT flooring, a radiator and freshly plastered walls

## FIRST FLOOR

### Landing

At the top of the stairs, your Landing has oak doors leading off to all first-floor rooms, your loft is accessed from here and a uPVC sealed unit double glazed window attracts plenty of daylight.

### Bedroom 1 3.58m x 2.69m (11' 9" x 8' 10")

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

### Bedroom 2 3.30m x 2.70m (10' 10" x 8' 10")

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

### Bedroom 3 2.57m x 2.40m (8' 5" x 7' 10")

This room has been largened and improved to enable a double bed. A uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

### Bathroom 1.80m x 1.54m (5' 11" x 5' 1")

Another room which has undergone a much-improved layout. A suite comprises of an 'L' shaped bath with glass screen, aquaboard and shower over, vanity wash hand basin and low level WC. There's a chrome heated towel rail radiator, LVT underfoot and two opaque uPVC sealed unit double glazed windows. Wallow in luxury.

## OUTSIDE

### Front Garden & Driveway

Plenty of curb appeal here. A new tarmac driveway has been laid with ample parking to front and side, an EV charger has been fitted and a fresh new lawn to front.

### Rear Garden and Garage

Your Garage features power and light, there's a personal door and brand new remote controlled roller vehicular door. Your South Facing rear Garden is mainly laid to lawn, it also features new fences and a patio adjacent to the back of the house, perfect for a barbecue or a spot of alfresco dining.

## SUMMARY

This is a refurbishment of the highest quality. Just look at all this ....

- Brand new Kitchen layout to rear
- Brand new kitchen packed with appliances
- New Garden Room layout
- Many new windows
- Many new radiators
- Freshly plastered throughout
- Inset spotlights in some rooms
- EV charging point
- Oak doors throughout
- LVT flooring and new carpet throughout
- Oak Porch
- Attractive Cladding to front
- Remote garage door
- New Tarmac Driveway
- Fresh turf
- New fences
- New contemporary bathroom
- New Bedroom Layout with 3 Doubles

To view this 'Turnkey' refurbished property, call us now.

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 RENOVATED THREE BED DETACHED IN OULTON BROAD

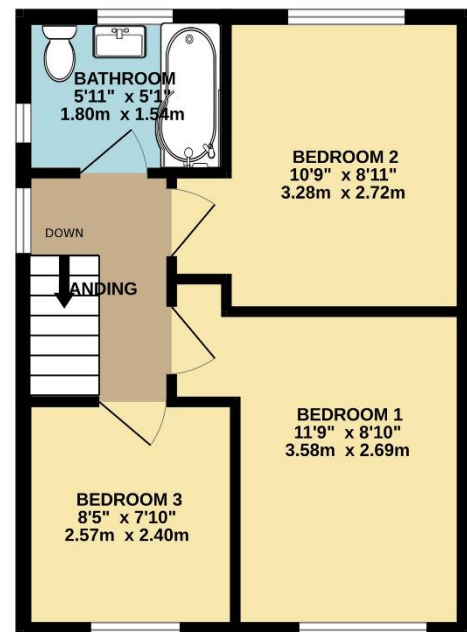
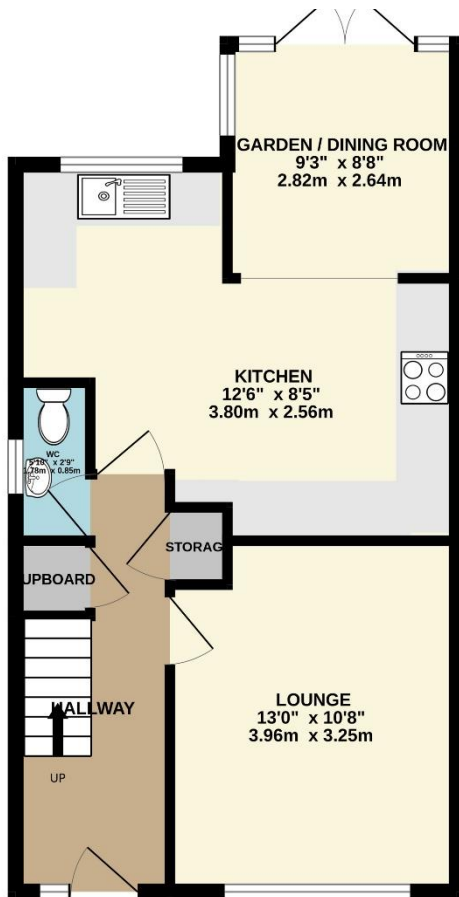
We are delighted to be assisting with the sale of this stunning family home which has undergone a high-quality renovation. So many upgrades and a much-improved layout. To the rear a super 'Open-Plan' Kitchen Dining Experience has been created, modern, contemporary and packed with integrated appliances. Freshly plastered and decorated throughout, LVT and sumptuous carpets underfoot, there's a luxury Bathroom, some new windows, a new composite front door, oak doors... the list is endless. Outside, a new tarmac driveway, EV point, rewired and remote roller door on the Garage.

**SO MANY QUALITY UPGRADES | OVER 851 sq ft of LUXURY | TURNKEY OPPORTUNITY**

## LOCATION & AMENITIES

Located off Sands Lane, the area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a museum, restaurants, public houses and train station are a short distance away. Not far from the A12 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

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



5 BRENDON CLOSE, OULTON, LOWESTOFT

TOTAL FLOOR AREA: 851 sq.ft. (79.0 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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