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OFFERS IN EXCESS OF

£325,000



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The White House, 10 Evans Drive Lowestoft, NR32 2RT

- SUBSTANTIALLY EXTENDED PROPERTY
- OVER 1,400 sq ft of LIVING
- 3 or 4 BEDROOM OPTIONS
- THREE RECEPTION ROOMS
- BEAUTIFUL ENCLOSED REAR GARDEN
- GROUND FLOOR SHOWER ROOM
- FRESHLY DECORATED IN WHITE
- GAS CENTRAL HEATING
- PLEASANT LOCATION
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 5.81m x 2.58m (19' 1" x 8' 6") max

Enter through the modern part-glazed front door into this unique Entrance Hall. The Hallway runs in front of the property and is light and bright due to large panoramic uPVC sealed unit double glazed windows allowing beautiful front garden views. Wood laminate is laid to floor and a door leads you in to your ...

LIVING ROOM 5.54m x 5.61m (17' 9" x 18' 5") narrowing to 2.77m

This huge 'L' shaped Living Room features two uPVC sealed unit double glazed windows to side and front aspect; two radiators and a pair of glazed double doors lead you in to your ...

GARDEN ROOM / BEDROOM 4 5.70m x 2.77m (18' 8" x 9' 1")

The most recent extension is so versatile and allows several uses. An extra Reception room overlooking your stunning rear Garden, a ground floor Bedroom, Playroom for the children or Home office? ... you decide.

The room features a sumptuous, fitted carpet, uPVC sealed unit double glazed window, radiator and patio doors leading out to your rear Garden.

DINING ROOM 3.63m x 3.33m (11' 11" x 10' 11")

Located at the front of the property and conveniently placed accessed between the Hallway and Kitchen, your Dining Room features two uPVC sealed unit double glazed windows, a radiator and an opening leads you into your ...

INNER LOBBY

Carpeted staircase leads you up to all first-floor rooms, there's a handy storage cupboard beneath, a tiled floor underfoot and your back door leads you outside. A large opening leads you into your Kitchen and a door to ...

CLOAK / SHOWER ROOM 2.84m x 1.70m (9' 4" x 5' 7")

A Downstairs Loo including a shower! A suite comprises of a fully tiled shower cubicle, vanity wash hand basin and low-level WC. Tiling is laid underfoot; there's a radiator and an opaque uPVC sealed unit double glazed window attracts an abundance of natural daylight.

KITCHEN 4.12m x 3.30m (13' 6" x 10' 10") narrowing to 2.40m

Your modern Kitchen features a range of base and wall units fitted to two walls complete with ivory coloured 'Shaker' style doors and drawers with a roll edge worktop and tiled splashback over. Integrated appliances include an induction hob with extractor over and oven below, ample space is provided for your automatic washing machine, dishwasher and fridge freezer, while your composite sink and drainer is located under one of the two uPVC sealed unit double glazed windows.

A further cupboard houses the Combi Boiler, and attractive tiling has been applied underfoot.

FIRST FLOOR

LANDING

At the top of the stairs, your Landing features a fitted carpet, large storage cupboard and doors lead off to all three both Bedrooms and Bathroom. A Porthole window allows plenty of south facing sunshine in.

BEDROOM 1 3.29m x 5.54m (10' 10" x 18' 2") narrowing to 3.90m

A good size Master Bedroom featuring a uPVC sealed unit double glazed window, laminate floor and radiator.

BATHROOM 2.28m x 1.15m (7' 6" x 3' 9")

A suite comprises of a panel bath with shower and glass screen over, pedestal sink and low-level WC. A tiled floor, extractor and radiator also feature.

BEDROOM 2 4.43m x 3.31m (14' 6" x 10' 10")

Located at the rear of the property with two uPVC sealed unit double glazed windows to rear Garden views, laminate flooring and radiator.

BEDROOM 3 3.63m x 3.38m (11' 11" x 11' 1") max

The smallest of the three is still a good size double and also features two uPVC sealed unit double glazed windows, laminate floor and radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

The White House certainly does offer a very imposing curb appeal. A well-manicured front Garden features shrubs and trees while your concrete Driveway leads you to the side of the house through a gate to your rear Garden.

REAR GARDEN

This 'oasis' of a rear Garden is completely enclosed and very private. An abundance of tall mature trees and shrubs surround the Garden which is mainly laid to lawn. There's a brick-built Garage and a patio adjacent to the rear of the house is perfect for a sitting out, a barbecue, or even a spot of alfresco dining.

COUNCIL TAX

East Suffolk Band D

SUMMARY

This beautiful family home certainly has the potential to create something really special. Completely decorated inside and out in white, it has been substantially extended over the years to suit the current family who have owned it for over 60 years, however there is plenty of scope to extend further should you wish.

The property is being offered chain free and ready to occupy.

To view, 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.



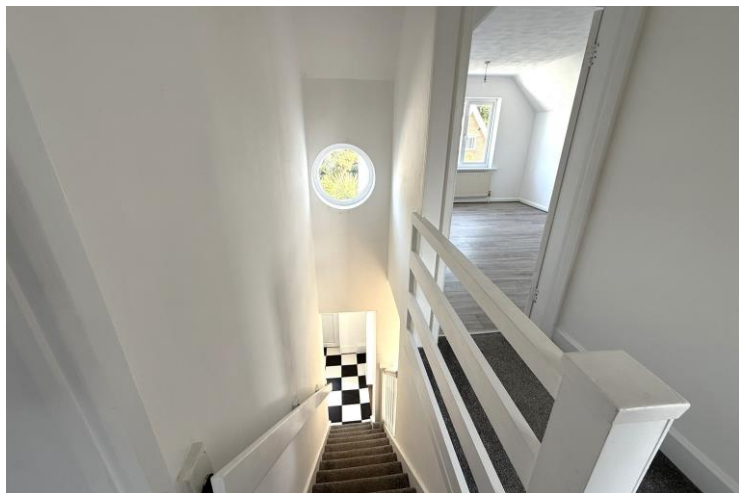
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SUBSTANTIALLY EXTENDED | THREE or FOUR DOUBLE BEDROOM OPTIONS

We are delighted to offer for sale beautiful old family home that has been in the same family for many years. The house has been extended many times over the years, however there is plenty of opportunity to extend even further to make your dream home. Sat on a large plot with stunning enclosed rear Graden, your accommodation comprises of a Living Room, Sitting Room which could create ground floor Bedroom 4, Dining Room, Cloakroom/Shower Room and Kitchen on the ground floor, while three double Bedrooms and Bathroom upstairs. All this with the creature comforts of gas central heating and double glazing throughout and the whole house has been freshly painted white throughout to create a blank canvas for you.

SO MUCH POTENTIAL | OVER 1,400 SQ FT OF LIVING | CHAIN FREE

LOCATION AND AMENITIES

Evans Drive is a quiet residential neighbourhood located off Fir Lane in the north part of Lowestoft. Ideally situated for local schools, there's an excellent public transport network available with Lowestoft town centre and seafront approximately 1 mile and the beautiful Broadland village of Oulton Broad the same. Two superstores are located nearby and a range of local amenities are available with the stunning Suffolk countryside right on your doorstep.

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



10 EVANS DRIVE, LOWESTOFT

TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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