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397 London Road South Lowestoft, NR33 0BJ

- BEAUTIFUL FAMILY HOME
- OVER 2,800 sq ft of LUXURY LIVING
- SIX DOUBLE BEDROOMS
- STUNNING KITCHEN DINING EXPERIENCE
- FOUR BATHROOMS
- SOUGHT AFTER LOCATION
- WEST FACING REAR GARDEN WITH DRIVEWAY & GARAGE
- BEAUTIFULLY PRESENTED
- QUALITY UPGRADES THROUGHOUT
- CLOSE TO BEACH

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

From the Storm Porch, you enter your beautiful new home through the half stained glass timber door. Your carpeted staircase leads up all first floor rooms and a handy storage cupboard is located below, there's radiator, sumptuous carpet underfoot and doors lead off to your Sitting Room, Kitchen and

Living Room 4.73m x 3.77m (15' 6" x 12' 4")

Plus bay
Though this is a huge Living Room with tall ceilings, it has the feeling of cosyness. To the front, a large bay with uPVC sealed unit double glazing attracts plenty of morning sun, there's a 'old school' radiator, fitted carpet and wood panelled feature wall. A log burner ensures even more cosyness to snuggle up to on those long winter nights.

Sitting Room 4.73m x 3.79m (15' 6" x 12' 5")

This extra 'chill out' reception room features a fitted carpet, radiator and double doors lead you into your Dining area.

Kitchen Dining Living Experience 6.20m x 7.11m (20' 4" x 23' 4")

'L shaped - Narrowing to 3.00m

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 cooking area, breakfast area and dining area.

Plenty of natural daylight is beamed in due to a set of french doors which open out onto your patio from the Dining area of this room, plus two huge style skylights.. Ample space is provided for a large family dining suite.

Your Kitchen zone features a range of base and larder units complete with contemporary 'shaker' style doors and drawers and square edge worktop over. Taking centre stage is your breakfast bar and worktop featuring your five burner stainless steel gas hob. Other integrated appliances include a bank of two eye level ovens and ample space is provided for your fridge freezer and dishwasher.

There's a one and a half bowl sink and drainer located under your uPVC sealed double glazed window to side aspect and an oak door leads you into your Utility Room.

This superb experience features contemporary tiling underfoot flooring, vertical radiator, spotlights, a wonderful room for entertaining or family get-togethers.

Utility Room 2.62m x 1.85m (8' 7" x 6' 1")

This room is located at the rear of the property and is accessed through the kitchen, a great room and very handy benefit to the property. Tiled flooring, space and plumbing for your automatic washing machine, there's a storage cupboard, uPVC sealed unit double glazed window and door to back garden.

Cloakroom WC 1.84m x 0.89m (6' x 2' 11")

Essential for the family is the downstairs loo. A suite comprises of a low level WC, wash hand basin and an opaque uPVC sealed unit double glazed window allows plenty of daylight in.

FIRST FLOOR

Landing

At the top of the first flight of carpeted stairs, your Landing, access to three of the six Bedrooms and there's plenty of storage in the built in cupboards.

Bedroom 1 4.76m x 4.50m (15' 7" x 14' 9")

Located on the first floor at the front part of the house, Bedroom 1 features include a fitted carpet, radiator and a beautiful uPVC sealed unit double glazed bay window.

Bedroom 7 / Study 3.40m x 2.50m (11' 2" x 8' 2")

Perfect if you work from home. Includes a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 2 4.00m x 3.70m (13' 1" x 12' 2")

The second bedroom is located at the middle of the first floor. This bedroom has fitted storage space and is more than capable of having a double bed within, fitted carpet, uPVC sealed unit double glazed window and a door leads you to ...

Ensuite

A fully fitted en-suite bathroom that comes with an enclosed shower unit, wash basin and W.C.

Bedroom 3 4.51m x 3.64m (14' 10" x 11' 11")

Located to the rear of the property, Bedroom 3 features a uPVC sealed unit double glazed window to rear Garden views, fitted carpet and radiator..

Family Bathroom 8' 2" x 7' 3" (2.50m x 2.20m)

Your luxury Bathroom features a suite comprising of a panel bath with shower and glass screen over, low level WC and vanity wash hand basin. There's an opaque uPVC sealed unit double glazed window, radiator and vinyl floor covering.

SECOND FLOOR

Bedroom 5 4.62m x 4.00m (15' 2" x 13' 1")

Bedroom 5 is located at the front of the property on the second floor. It was originally two separate bedrooms but has been opened up to make a large double room . The room has two uPVC sealed unit double glazed windows looking out to the front of the property, fitted carpet and radiator are featured and a door to your ...

Ensuite 2.50m x 2.00m (8' 2" x 6' 7")

A fully fitted en-suite bathroom that comes with a shower unit, W.C and wash basin.

Bedroom 6 4.50m x 3.75m (14' 9" x 12' 4")

This Bedroom is located in the middle of the second floor. Usual creature comforts include fitted carpet, uPVC sealed unit double glazed window and radiator.

Bedroom 4 4.66m x 3.64m (15' 3" x 11' 11")

The fourth Bedroom is at the rear of the property on the second floor and comes with fully fitted storage space.. A very nice sized double with a fitted carpet, uPVC sealed unit double glazed window and radiator.

Shower Room 3.40m x 2.20m (11' 2" x 7' 3")

A suite comprises of a shower cubicle, low level WC and wash hand basin. An opaque uPVC sealed unit double glazed window also features.

OUTSIDE

Gardens

Stacks of curb appeal here at the front with an abundance of mature trees shrubs and planting.

The rear garden is very private and enclosed by wall with a gate leading out to the rear via an access road where you will find your driveway and Garage.

Patio areas, perfect for a spot of alfresco dining, a lawn and borders packed with shrubs and plant. West facing for that afternoon and early evening sun.

Council Tax

Band C

SUMMARY

This beautiful property has been transformed into a stunning family home with over 2,800sq ft of living over three floors.

To view, 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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Acro



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A BEAUTIFUL SIX BEDROOM VICTORIAN TERRACE

OVER 2,800 OVER THREE FLOORS

We are delighted to offer for sale this beautiful property located on a very sought after location close to Lowestoft's wonderful sandy beach. The whole property has been upgraded transforming this property into a beautiful family home.

Your accommodation comprises of a cosy yet spacious Living Room, separate Sitting Room, stunning Kitchen Dining Experience and separate Utility and WC on the ground floor, while over the first and second floors, six double Bedrooms, four Bathrooms and a Study. Many new upgrades, the property also features the creature comforts of gas central heating and double glazing throughout and to the rear, a west facing Garden, Driveway and Garage

STUNNING FAMILY HOME CLOSE TO BEACH

LOCATION AND AMENITIES

The property is situated just south of Lowestoft in the village of Pakefield and situated on the A47 making the town of Lowestoft easily accessible and the commute to Ipswich/London on your doorstep. There's a thriving community locally, plenty of shops, places of worship, good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award-winning Lowestoft beach is right across the road.

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



397 LONDON ROAD SOUTH

TOTAL FLOOR AREA : 2834 sq.ft. (263.3 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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