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OFFERS IN EXCESS OF:

£200,000



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84 Sussex Road Lowestoft, NR32 4HF

- **DOUBLE GLAZING THROUGHOUT**
- **MANY RECENT NEW UPGRADES**
- **CLOAKROOM WC**
- **MODERN FITTED KITCHEN**
- **COURTYARD STYLE GARDEN & NEW DRIVEWAY**
- **TWO DOUBLE BEDROOMS OFF LANDING**
- **OVER 1,100 SQ FT OF LIVING**
- **LUXURY BATHROOM**
- **GAS CENTRAL HEATING**
- **BEAUTIFULLY PRESENTED LINK DETACHED FAMILY HOME**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Entrance Porch 2.03m x 1.64m (6' 8" x 5' 5")

Enter your beautiful new home through the modern composite front door into your Entrance Porch. The perfect place to kick off your shoes and hang up your coat, the room is light and bright due to a uPVC sealed unit side window next to your front door, and another overlooking your delightful Garden. Tiling is laid to floor, there's an electric panel heater and a part-glazed door lead into your ...

Hall

Your inner Hall features LVT underfoot, radiator and doors lead off to your Living Room, Dining Room and Kitchen. Your carpeted staircase leads you up to all first-floor rooms.

Living Room 5.50m x 3.66m (18' 1" x 12') plus bay

Your huge Lounge features a large bay window to front aspect housing uPVC sealed unit double glazing, a radiator and feature fireplace with electric heater. A sumptuous, fitted carpet is also laid underfoot.

Dining Room 2.80m x 2.56m (9' 2" x 8' 5")

Such a great benefit to have a separate Dining Room. Ample space is provided for your family dining suite, there's a fitted carpet, radiator and uPVC sealed unit double glazed window. There's also a large storage cupboard for your convenience.

Kitchen 4.06m x 2.84m (13' 4" x 9' 4")

A range of base and wall units are fitted to three walls complete with modern T&G panelled doors with roll edge worktop over. Attractive tiling has been applied as a splashback, and appliances include an electric cooker with extractor over and ample space is provided for your automatic washing machine, dishwasher and fridge freezer. Your sink and drainer is located under your uPVC sealed unit double glazed window, tiling is laid underfoot, there's a radiator and your combi boiler is also located here.

The storage theme continues here with a large under stair cupboard and separate Pantry. A door leads you to your...

Cloakroom WC 1.40m x 0.90m (4' 7" x 2' 11")

Essential for the family is the downstairs Loo. A suite comprises of a wash hand basin and low-level WC, there's an opaque uPVC sealed unit double glazed window and tiled floor.

FIRST FLOOR

Landing

At the top of the stairs, your lovely and bright Landing features doors leading off to all Bedrooms and family Bathroom. A large uPVC sealed unit double glazed window beams that light in, there's a fitted carpet and large storage cupboard. Your loft is accessed from here which has been boarded and with some thought and planning could extend your living even further.

Master Bedroom 4.80m x 3.75m (15' 9" x 12' 4")

Spanning the whole width of the property and located at the front, your Master Bedroom features a large uPVC sealed unit double glazed window to front aspect, radiator and fitted carpet. There's also a bank to built-in wardrobes with two sets of timber double doors, and a further walk-in cupboard.

Bedroom 2 3.77m x 2.75m (12' 4" x 9')

Located to the middle of the property with a uPVC sealed unit double glazed window to side aspect, fitted carpet, radiator and yet another large storage cupboard.

Bathroom 4.06m x 1.92m (13' 4" x 6' 4")

Wallow in luxury in your stunning Bathroom. A four-piece suite comprises of a large walk-in shower cubicle, contemporary centre tap bathtub, low level WC and pedestal sink. Vinyl flooring is laid underfoot, there's a chrome heated towel rail radiator, and an opaque uPVC sealed unit double glazed window also featured.

Another storage cupboard is also accessed here.

OUTSIDE

Garden & Driveway

Plenty of curb appeal here with a wall surrounding the front and side of the property. A private 'Courtyard style Garden so located to the left of the house, with maintenance free paving, there's also two sheds, one of which has power and light. Round the other side, a Driveway has been created for your pride and joy.

Council Tax

Band B

SUMMARY

The current owners have lived here for 10 years and over that time have completely renovated the whole house. Replastered, installed, new windows, heating flat Ceilings, this goes on. Come see for yourself.

To view, simply call the number 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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A BEAUTIFUL 2 BEDROOM BAY FRONTED LINK DETACHED

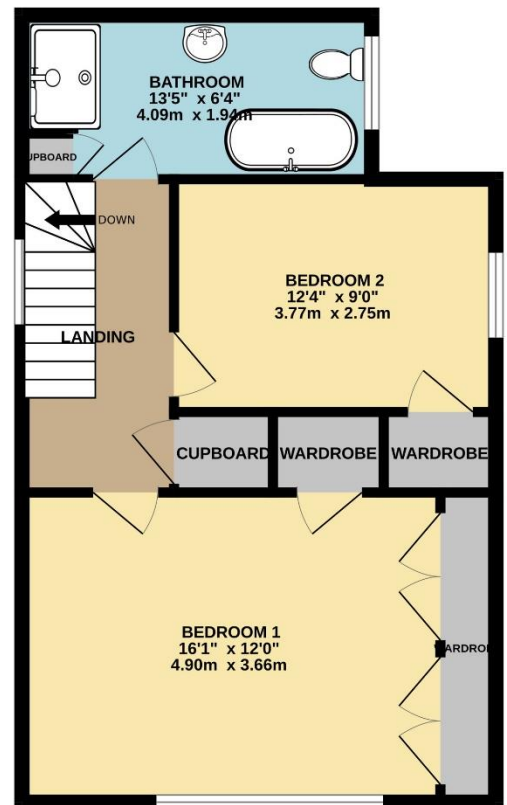
We are delighted to offer for sale this excellently presented family home on the ever-popular Sussex Road in north Lowestoft. The property has been modernised and improved over the years, and your accommodation comprises of a large 18ft bay fronted Living Room, separate Dining Room, Kitchen, and Cloakroom WC on the ground floor, while upstairs two double bedrooms and luxury Family Bathroom all off Landing. There's also a large, boarded loft which could be converted with a bit of thought. Complete with the creature comforts of gas central heating and double glazing, the property also benefits from plenty of storage throughout. Outside there's a Courtyard style Garden to one side, while at the other, a Driveway offering plenty of parking.

MANY NEW UPGRADES | OVER 1,100 SQ FT OF LIVING

LOCATION AND AMENITIES

Located off the A47, the towns of Lowestoft and Great Yarmouth are easily accessible. Sussex Road is surrounded by plenty of schools, restaurants and public transport. The Tesco superstore is also within half a mile reach along with the very popular family theme park of Lowestoft, Pleasurewood Hills and Sparrows Nest Gardens right on your doorstep. The beach and many other amenities are within easy reach due to the convenient location.

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



84 SUSSEX ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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