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£240,000



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139 Hollingsworth Road Lowestoft, NR32 4BN

- SPACIOUS THREE BED SEMI
- REFURBISHED IN 2022
- DOUBLE GLAZING THROUGHOUT
- DRIVEWAY & ENCLOSED GARDEN
- CONTEMPORARY KITCHEN
- SEPARATE DINER WITH PATIO DOORS
- GAS CENTRAL HEATING
- EXCELLENLY PRESENTED THROUGHOUT
- CLOAKROOM WC
- SOUGHT AFTER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Hallway

Through the modern front door into your Hallway of your beautiful new home. Light and bright due to the uPVC sealed unit back door which leads you into your rear Garden, LVT is laid underfoot, your staircase leads you up to all first-floor rooms, there's a handy cupboard below and radiator maintains a comfortable temperature. Doors lead off to your Kitchen, Lounge Dining Room and ...

Cloakroom WC 2.00m x 1.02m (6' 7" x 3' 4")

Essential for the family is the downstairs Loo! There's a low level WC, wash hand basin, your LVT flooring runs through here, two opaque uPVC sealed unit double glazed windows and radiator.

Kitchen 3.31m x 2.40m (10' 10" x 7' 10")

Modern and contemporary, a range of base and wall units are fitted to three walls complete with navy blue 'shaker' style doors and drawers with a square edge worktop over. Integrated appliances include a double eye level oven and grill, induction hob with extractor over and your one and a half bowl sink and drainer is located under one of the two uPVC sealed unit double glazed windows which allow an abundance of natural daylight in.

Ample space is provided for your automatic washing machine and fridge freezer, there's a radiator and LVT flooring is laid underfoot.

Lounge 3.78m x 3.35m (12' 5" x 11')

To the front, again light and bright due to the large uPVC sealed unit double glazed window, also allowing views over your front Garden. There's a radiator and fitted carpet underfoot.

Dining Room 3.40m x 2.82m (11' 2" x 9' 3")

Located at the rear of the property, your separate Dining Room features a set of uPVC sealed unit French doors which lead out to your rear Garden, LVT flooring and a radiator also feature.

FIRST FLOOR

Landing 3.40m x 1.88m (11' 2" x 6' 2")

At the top of the stairs your impressive 'Gallery' style Landing features two uPVC sealed unit double glazed windows, a fitted carpet underfoot and doors lead off to all first floor rooms.

Bedroom 1 3.80m x 3.35m (12' 6" x 11')

Located at the front part of the property the largest Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 2 3.40m x 2.82m (11' 2" x 9' 3")

located at the rear of the property and features a uPVC sealed unit double glazed window. There's also a fitted carpet and radiator.

Bedroom 3 2.40m x 3.32m (7' 10" x 10' 11")

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

Bathroom 3.40m x 1.40m (11' 2" x 4' 7")

Your luxury Bathroom features a suite comprising of a panel bath with shower, aquaboard and glass screen over, low level WC and wash hand basin. There are two opaque uPVC sealed unit double glazed windows, LVT flooring underfoot and chrome heated towel rail radiator.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here, there's small wall allowing for privacy, your gravel driveway offers ample parking for two cars, while a maintenance free gravel front Garden for even more parking if required

A gate leads you through to your rear Garden.

Rear Garden

A safe haven for children to play, your Rear Garden enclosed by fence and mainly laid to lawn. There's a patio nearest the house, perfect for sitting out or even a spot of alfresco dining.

Council Tax

East Suffolk Band B

SUMMARY

This lovely family home was completely refurbished in 2022, a new layout, freshly plastered walls and ceilings, new quality floor coverings, new Kitchen, Bathroom and WC, in fact the whole property is modern and contemporary throughout.

A new combi boiler has since been fitted plus new French Doors off the Dining Room has added to this property's appeal.

To view, simply call 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.



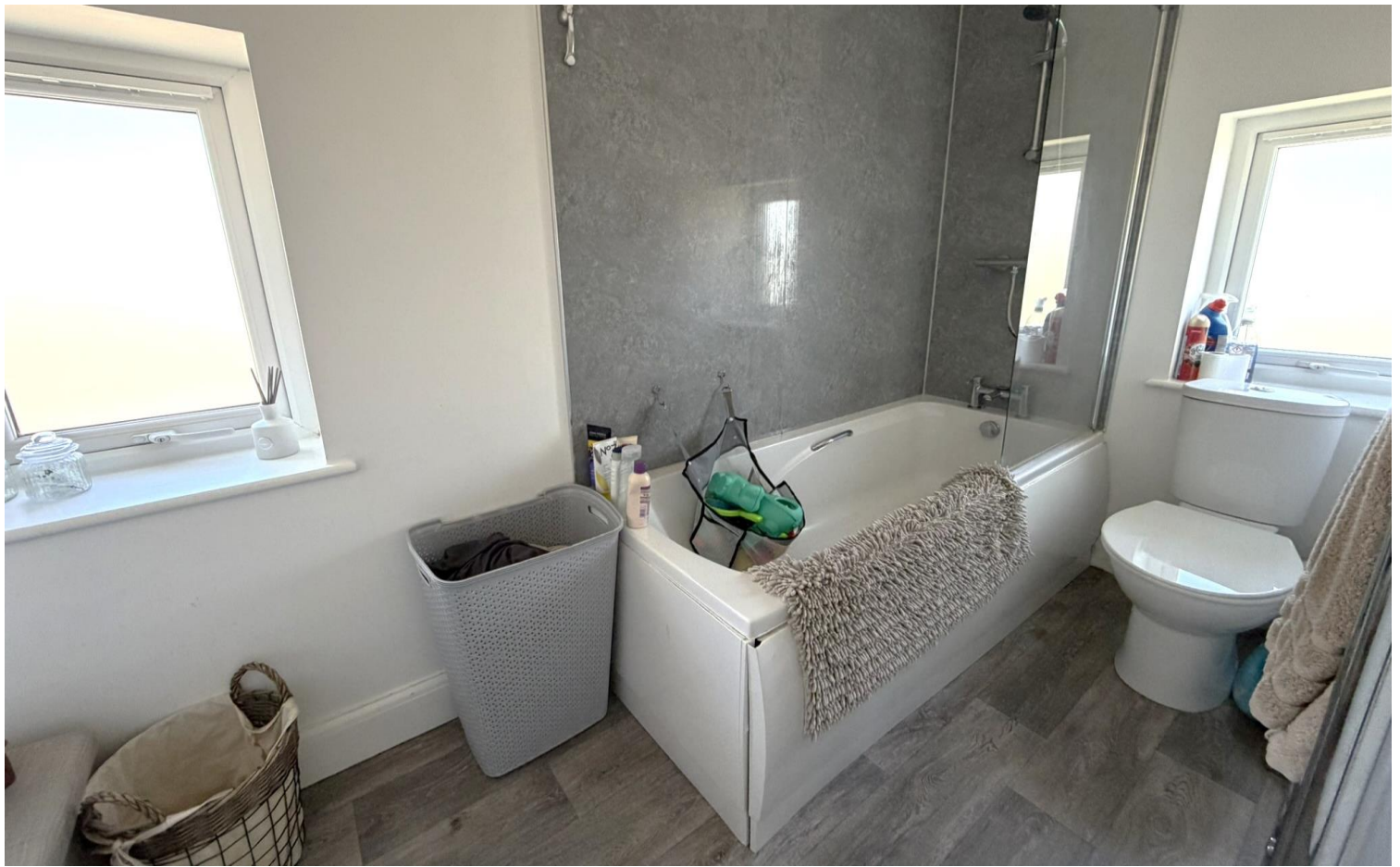
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A BEAUTIFUL MODERN CONTEMPORARY THREE BED SEMI

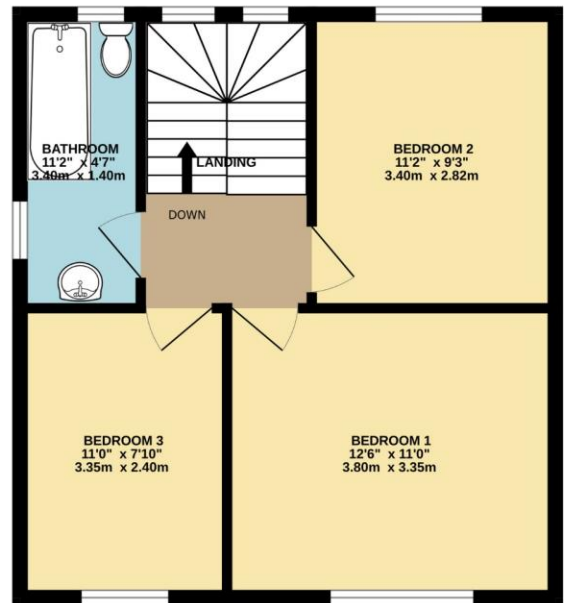
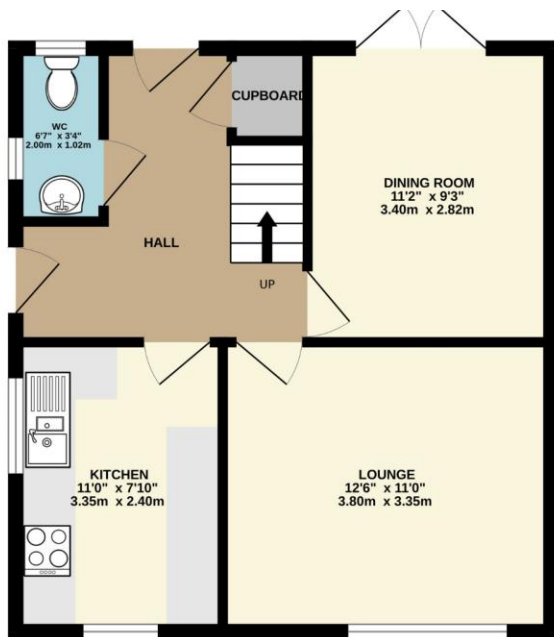
This property underwent a complete refurbishment in 2022 and the current Owners have improved even more recently. Located on the popular Hollingsworth Road in North Lowestoft, this beautiful three bed family home is offered FOR SALE. Your accommodation comprises of a light bright Lounge, separate Dining Room, modern contemporary fitted kitchen and Cloakroom WC on the ground floor, while upstairs off of the huge 'Gallery,' Landing, three Bedrooms and luxury Bathroom. All this with an enclosed rear Garden, stacks of parking, gas central heating with a recently ungraded combi boiler and double glazed throughout.

OVER 900 sq ft of LIVING

LOCATION AND AMENITIES

Located on Hollingsworth Road, this is a popular road in a residential neighbourhood in North Lowestoft with a thriving community and is convenient for a range of local amenities such as shops and schools, with the hustle and bustle of Lowestoft town centre only a mile away. The beach and Suffolks stunning countryside also not too far away and a good public transport network is available.

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



139 HOLLINGSWORTH ROAD, LOWESTOFT

TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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