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Lowestoft 01502 733399

Gorleston 01493 658854

£220,000



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86 Kimberley Road Lowestoft, NR33 0UA

- EXCELLENTLY PRESENTED FAMILY HOME
- DOUBLE GLAZING THROUGHOUT
- SUPER KITCHEN DINING EXPERIENCE
- UNIQUE MODERN OUTSIDE LOO
- LARGE REAR GARDEN
- CONTEMPORARY BATHROOM
- COMBI GAS CENTRAL HEATING
- FRESH WHITE WALLS & CEILINGS
- PLENTY OF DRIVEWAY PARKING
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Storm Porch 1.67m x 0.60m (5' 6" x 2')

This undercover area is perfect to stay dry while you're routing for your keys.

Entrance Hall

Enter your new home through the modern composite front door into your Hallway. Your first impressions will be how light and bright the Hall is due to the fresh white walls and ceilings and three uPVC sealed unit double glazed windows. There's a fitted carpet underfoot, your carpeted staircase leads you up to all first-floor rooms and a handy storage cupboard is situated below. There's a radiator and doors lead you into your Kitchen Dining Experience and ...

Lounge 3.60m x 3.38m (11' 10" x 11' 1") plus bay

An abundance of natural daylight is beamed through the large bay fronted uPVC sealed unit double glazed window, also allowing views over your front Garden. Again, fresh white walls and ceilings, there's also a, fitted carpet underfoot and radiator.

Kitchen Dining Experience 5.15m x 3.56m (16' 11" x 11' 8") narrowing to 2.45m

If you like contemporary 'Open-Plan' living, then this is for you. Your Kitchen features a range of base and wall units fitted to three walls complete with white high gloss doors and drawers with a modern square edge worktop and upstand over. Integrated appliances include an electric hob with extractor hood over and fan assisted oven below, while ample space is provided for your tall fridge freezer and automatic washing machine and dishwasher. Your stainless-steel sink with modern mixer tap is located under your uPVC sealed unit double glazed window.

On the Dining side, there's plenty of room for your family dining table and such a lovely space to enjoy family mealtimes. French Doors lead you out to your rear Garden, quality laminate is laid underfoot and a radiator also features.

FIRST FLOOR

Landing

At the top of the stairs the Landing features uPVC sealed unit double glazed window, a fitted carpet underfoot and doors lead off to all first-floor rooms.

Bedroom 1 3.54m x 3.46m (11' 7" x 11' 4") Plus bay

Located at the rear part of the property the largest Bedroom features a uPVC sealed unit double glazed window offering excellent views over your rear Garden, there's a fitted carpet and radiator.

Bedroom 2 3.52m x 2.93m (11' 7" x 9' 7")

You may choose this one as your Master as it is located at the front of the property and features a uPVC sealed unit double glazed window in a bay to front aspect. There's also a fitted carpet and radiator.

Bedroom 3 2.24m x 2.13m (7' 4" x 7')

The smallest of the three features a bay uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 2.46m x 1.66m (8' 1" x 5' 5")

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

OUTSIDE

Front Garden & Driveway

Your concrete Driveway benefits from ample parking for your pride and joy, a path leads down the side of the house to a lockable gate while an attractive shingled area to front.

Rear Garden

Completely enclosed by fence, your huge rear Garden is mainly laid to lawn and features a patio adjacent to your patio doors, perfect for sitting out, a family barbecue or even a spot of alfresco dining. Two timber sheds are featured, perfect for garden tools or kids' toys. A superb addition to this beautiful home is an outside loo!

Outside WC 1.50m x 1.50m (4' 11" x 4' 11")

What a great benefit to any family home. Kids playing in the Garden or friends' round for a barbecue, this is genius! Your combi boiler is also house here.

Council Tax

East Suffolk Band B

EPC Band E

SUMMARY

This is a fine example of a very well presented first time, family or investment property.

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 TRADITIONAL THREE BED SEMI – CHAIN FREE

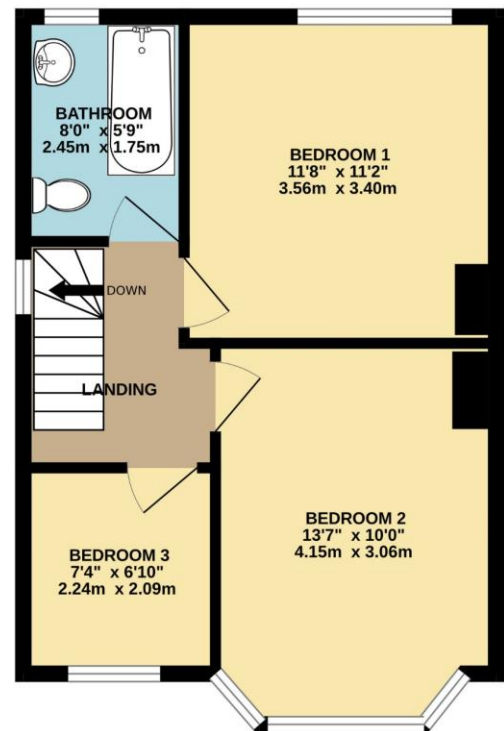
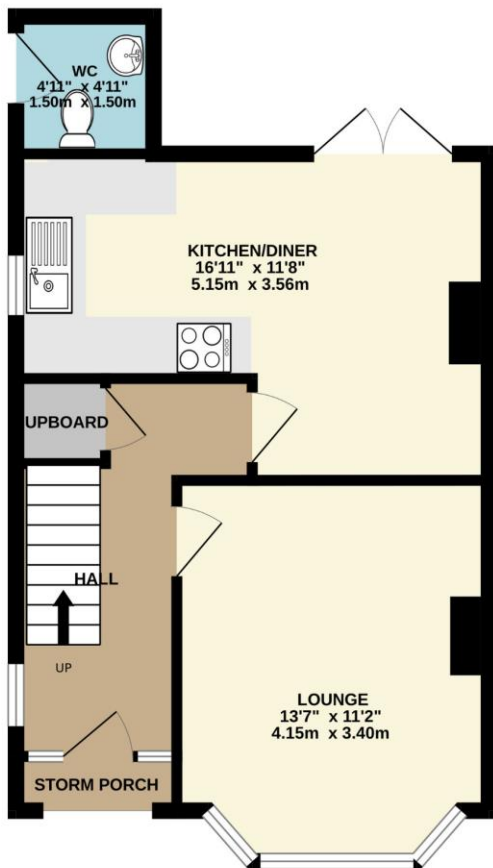
We are delighted to offer for sale this family home located on the popular Kimberley Road in South Lowestoft. Excellently presented and decorated in pristine white décor, your accommodation comprises of bay fronted Lounge, a stunning full width Kitchen Dining Experience on the ground floor, while upstairs two doubles, a single Bedroom and Family Bathroom. To the rear there's a large, enclosed Garden, plus a modern Outside WC. The property benefits from the creature comforts of gas central heating and double glazing throughout.

EXCELLENT FIRST TIME BUY OR INVESTMENT OPPORTUNITY

LOCATION AND AMENITIES

Located between South Oulton Broad and Lowestoft this property is within close proximity to shops, doctors surgery, a supermarket and Nicholas Everitts Park that has leisure facilities and events, restaurants and public houses... Situated just off the A146 and not far from the A12 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, public transport and the beach are also convenient and the stunning Suffolk countryside is right on your doorstep.

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



86 KIMBERLEY ROAD, LOWESTOFT

TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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