

£235,000



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205 Normanston Drive Lowestoft, NR32 2PY

- BEAUTIFULLY PRESENTED DETACHED PROPERTY
- MANY NEW UPGRADES
- HUGE CONSERVATORY
- TWO DOUBLE BEDROOMS
- PERFECT COMMUTE TO NORWICH
- CENTRAL OULTON BROAD LOCATION
- BRAND NEW KITCHEN PACKED WITH APPLIANCES
- CONTEMPORARY SHOWER ROOM
- STUNNING REAR GARDEN
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern front door into the Hallway of your new home. Doors lead off to your Lounge and Kitchen while your newly carpeted staircase leads you up to all first-floor rooms.

Lounge 4.66m x 3.36m (15' 3" x 11')

Located at the front of the house, your spacious Lounge features a bay fronted uPVC sealed unit double glazed window, radiator and recent new fitted carpet.

Kitchen Diner 4.84m x 3.30m (15' 11" x 10' 10")

Located centrally, your recently upgraded Kitchen features a range of base and wall units fitted to three walls complete with contemporary high gloss blue handleless doors and drawers with a square edge worktop and breakfast bar over. Your stunning Kitchen is packed full of quality integrated appliances including a 'Bosch' double fan assisted eye level oven and grill, a large induction hob with extractor system over. An integrated automatic washing machine is also featured.

There's a uPVC sealed unit double glazed window and your one-and-a-half bowl composite sink and drainer is located below.

A vinyl floor has been laid underfoot end and opposite, there's ample space for you family dining suite or large fridge freezer. A radiator is also featured, an understairs cupboard and French doors lead you in to your

Conservatory 5.20m x 4.84m (17' 1" x 15' 11")

What an impressive room! Over 250 sq ft has been added to the footprint of this house with the addition of this Conservatory. Constructed of uPVC sealed unit double glazing sat over a brick base with an exterior door to side and French doors to rear. Wood laminate is laid to floor, there's a radiator and huge six-seater dining island also included.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a recently renewed fitted carpet, a uPVC sealed unit double glazed window, storage cupboard and doors lead off to both Bedrooms and Shower Room.

Shower Room 2.50m x 1.66m (8' 2" x 5' 5")

Across the Landing, your brand-new Shower Room features a suite comprising of a huge shower cubicle, contemporary wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window is featured; there's a contemporary vertical radiator and new hard flooring.

Master Bedroom 4.36m x 3.36m (14' 4" x 11')

Located at the front part of the house, your master features a uPVC sealed unit double glazed window to front aspect, a renewed fitted carpet and radiator.

Bedroom 2 2.50m x 2.96m (8' 2" x 9' 9")

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

OUTSIDE

Driveway

Your gravel Driveway is large enough to park several vehicles and a gate leads you through to your ...

Rear Garden

A path leads you to your front door and through to your beautiful rear Garden.

The private garden features many textures to ground and there's a large timber decking, perfect for sitting out or even a spot of alfresco dining.

Council Tax

Band B

SUMMARY

If you want to live in central Oulton Broad with all the hustle and bustle of this beautiful Broadland village, this will make a super home. Oulton Broad North station is on your doorstep making the commute to Norwich or London convenient.

It is also an ideal investment property for this strong rental market, maybe a holiday home or even AirBNB... you choose.

To view this super opportunity, call us on the numbers on page one of this brochure.



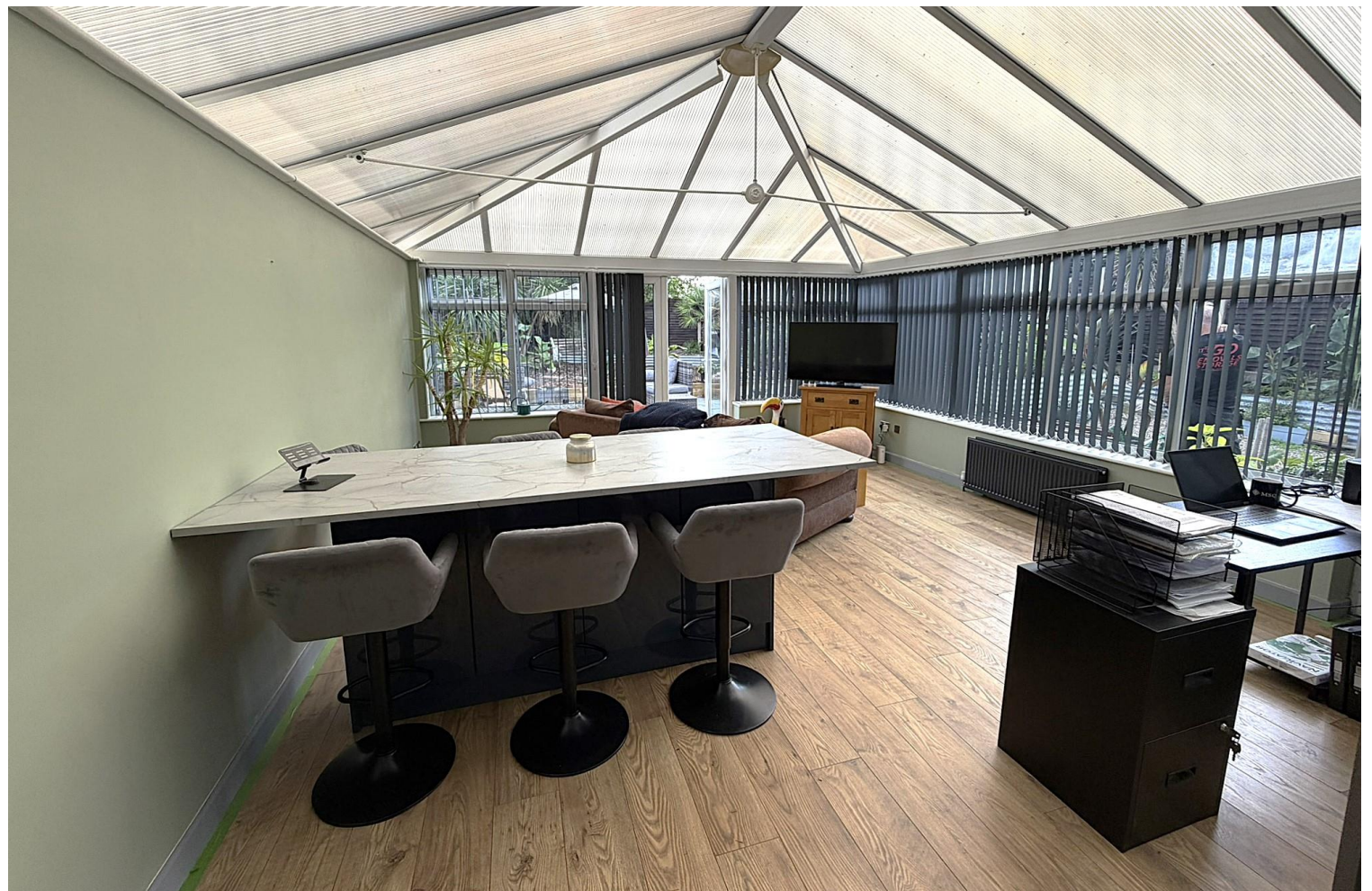
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their 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.



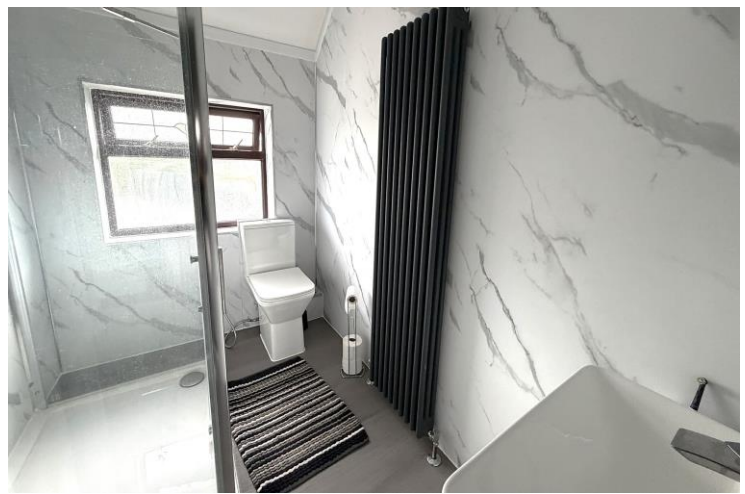
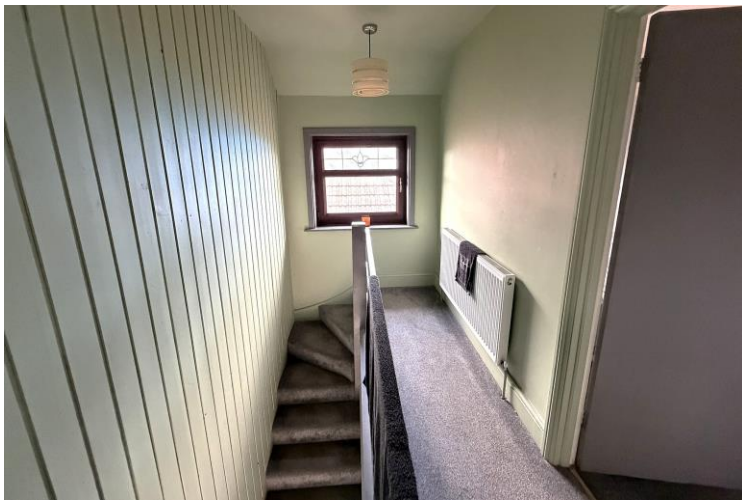
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DETACHED TWO-BEDROOM PROPERTY in the HEART OF OULTON BROAD

MANY RECENT UPGRADES

We are delighted to offer for sale this detached property which is located close to Oulton Broad North Railway Station. Your accommodation comprises of a Lounge, recently upgraded Kitchen, packed with quality appliances and a huge 250 sq ft Conservatory on the ground floor while upstairs two double Bedrooms and new Shower Room. All this with the usual creature comforts of gas central heating and double glazing. Outside there is plenty of parking to front and a path leading to your stunning rear Garden.

LOCATION AND AMENITIES

Located on Normanston Drive right in the heart of Oulton Broad this property stands proud. The area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a Museum, restaurants, public houses and train station are a short distance away. Situated on Normanston Drive and not far from the A12 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, 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



205 NORMANSTON DRIVE, LOWESTOFT

TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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