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**£375,000**



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## 21 Townsend Way Lowestoft, NR32 4GF

- THREE STOREY EXECUTIVE HOME
- CONTEMPORARY KITCHEN DINER
- GARDEN ROOM TO REAR
- RECENT NEW WINDOWS
- EXCELLENTLY PRESENTED
- SOUGHT AFTER PARKHILL
- 5 / 6 BEDROOM OPTIONS
- 20 FT LOUNGE
- MANY NEW UPGRADES
- SPACIOUS CORNER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION in DETAIL

### GROUND FLOOR

#### Entrance Hall

Enter via the front door of this superb family home. Quality fitted carpet is laid and doors take you to your Lounge, Kitchen Diner and Cloakroom WC. Stairs take you to the first and second floors and a handy storage cupboard is situated under. A radiator, power points and phone points are also featured.

#### Cloakroom WC

Essential for the growing family is the downstairs loo!" A suite comprising of low-level WC and corner wash hand basin. There is also vinyl floor covering, radiator and extractor fan.

#### Lounge 20' 6" x 11' 2" (6.25m x 3.4m)

Your Lounge features a uPVC sealed unit double glazed window to front aspect, while to the rear a set of French doors lead you out to your Garden Room. There's a sumptuous carpet underfoot, two radiators and a feature wall.

#### Kitchen Breakfast Room 20' 4" x 9' 8" (6.20m x 2.95m)

What was once a separate Kitchen and Dining Room is now a fabulous Kitchen Diner due to removal of a dividing wall. Two new uPVC sealed unit double glazed windows, one at either end have been fitted allowing plenty of natural daylight in. A range of modern and contemporary base and wall units have been fitted to two walls with high-gloss cream coloured high gloss doors and drawers. A black sparkle worktop with matching splashback has been fitted over and appliances include an integral slimline dishwasher, range size extractor hood and space for your range cooker below. Lots of gadgets such as pull-out racking, plinth and under cabinet lighting, TV points are also included and a contemporary stainless-steel sink and mixer also featured. Ceramic tiling has been laid to floor; there's ample space for a dining suite and two radiators also included. An opening lead you to your ...

#### Utility Room 5' 10" x 5' 3" (1.78m x 1.6m)

From the kitchen, this Utility has plumbing for a washing machine and has ample space is provided for your tall fridge freezer. The quality flooring continues through, and the back door leads to your ...

#### Garden Room 16' 0" x 8' 10" (4.88m x 2.69m))

Your Garden Room perfectly accompanies the large family home. Constructed of brick and uPVC sealed unit double glazing with an upgraded fibreglass roof allowing all-year-round use. French doors open out to the patio; this room is perfect for those summer evenings and family get-togethers. There are plenty of power points vertical radiator and tiled flooring are featured.

### FIRST FLOOR

#### Landing

At the top of the carpeted stairs from the hall, the landing has doors leading to 3 bedrooms and the bedroom/study and the family bathroom. An airing cupboard houses the central heating tank

#### Master Bedroom 11' x 11' 2" (3.35m x 3.4m)

A uPVC sealed unit double glazed window overlooks your rear garden. A radiator, power points and extra storage with a set of built in wardrobes takes care of your clothes storage solutions. Quality carpet is laid.

#### Ensuite 6' 4" x 5' 2" (1.94m x 1.58m)

An opaque uPVC sealed unit double glazed window is featured, vinyl flooring is laid and a suite comprises of a fully tiled corner shower cubicle, low level WC and pedestal sink. The perfect way to start and end your day.

#### Bedroom 2 11' x 7' 2" (3.35m x 2.18m)

A uPVC sealed unit double glazed window overlooks the rear garden, carpet, radiator, power points and a built-in wardrobe is featured.

#### Bedroom 4 / Study 8' 2" x 7' 2" (2.49m x 2.18m)

A great place for a family office, it is nice and bright with a uPVC sealed unit double glazed window to front aspect. It is carpeted, power and telephone points and a radiator.

#### Family Bathroom 6' 5" x 6' 1" (1.95m x 1.86m)

An opaque uPVC sealed unit double glazed window is featured and a white suite comprising of a panel bath with shower attachment over, low level WC and pedestal sink. Superb, tiled flooring has been laid and plenty of wall tiling gives the room a fresh feel to it.

#### Bedroom 3 11' 0" x 8' 2" (3.35m x 2.49m) 'L' shaped.

With a uPVC sealed unit double glazed window with front views, carpet, built in wardrobe, power points and radiator.

### SECOND FLOOR

#### Landing

At the very top of this superb family home, this extra floor is a real gem. A handy storage cupboard and more in the eaves, doors lead to two further bedrooms and shower room.

#### Bedroom 5 13' 8" x 11' (4.17m x 3.35m) Narrowing to 8' 2m

A superb character room with 'Velux' rooflight to the rear of the room and a dormer uPVC sealed unit double glazed window with front views. A laminate floor has been laid, power points and radiator feature.

#### Bedroom 6 11' x 6' 6" (3.35m x 1.98m)

The smallest of the bedrooms tucked away in the second floor has laminate flooring, power points and radiator and a 'Velux' rooflight.

#### Shower Room 8' 6" x 6' 6" (2.59m x 1.98m)

This shower room makes the top floor fairly self-contained, perfect for a teenager. Laminate flooring, a suite comprising of a fully tiled shower cubicle, low level WC and a pedestal sink. Radiator and an opaque uPVC sealed unit dormer window.

### OUTSIDE

#### Font Garden & Driveway

A small, shingled area is situated to the front and side of the property, a ramped path leads you to your front door and a brickweave driveway with plenty of parking is set to the side in front of the double garage.

#### Rear garden

This superb enclosed rear garden is functional and low maintenance. Well presented with the main feature being the lawned area in the centre. An area behind the garage features a hard-standing, ideal for a garden shed and washing line. A sun trap patio area has been laid at the end of the garden, there are plenty of well-maintained shrubs, plants and bushes surround the garden and a wavy wall gives plenty of privacy.

### SUMMARY

If you are looking for a beautiful executive style property with plenty of living space for all the family, then look no further. Located in the ever popular Parkhill, come take a look.

To view call us on 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 MAGNIFICENT 3 STOREY EXECUTIVE HOME | EVER POPULAR PARKHILL LOCATION**

Situated on a corner plot sits this 5/6 bedroom executive style family home in the very sought after neighbourhood of Parkhill. Set over 3 floors, complete with a double garage, large brickweave drive and decorated and styled in a modern contemporary design. Your accommodation comprises of a 20 Lounge and contemporary Kitchen, Utility, Cloakroom WC and Garden Room on the ground floor and over the next two floors, six Bedrooms and two Shower Rooms. Upgraded uPVC windows are amongst the many upgrades to have taken place over the years.

**OVER 1,480 SQ FT OF LUXURIOUS LIVING**

### **LOCATION AND AMENITIES**

Number 21 is situated half way down the very popular Townsend Way just off Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as Tesco and Aldi superstores, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns of Lowestoft and Great Yarmouth easily accessible. Good schools, public transport and the beach are also convenient and the stunning Suffolk countryside closeby.

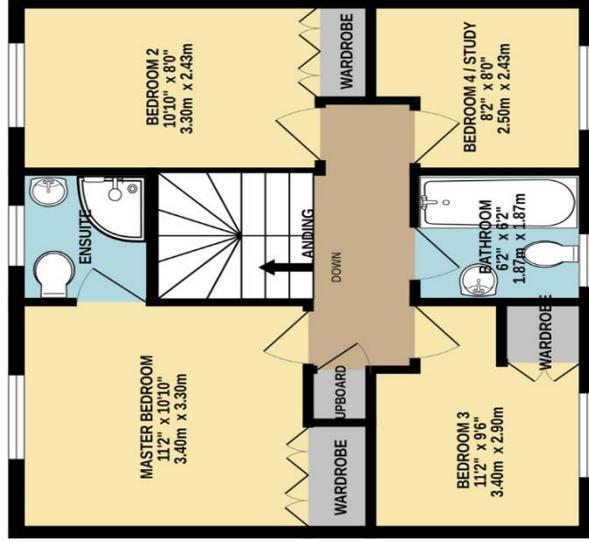
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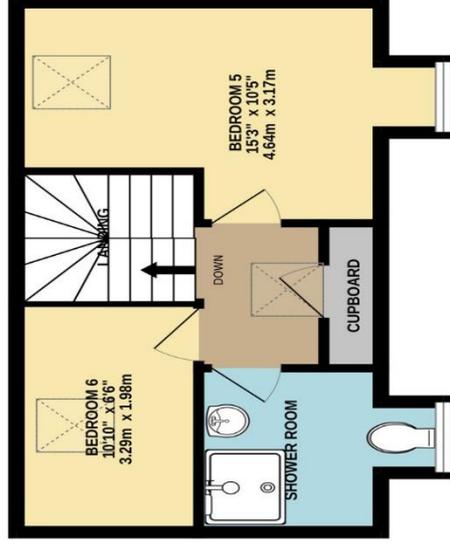
GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



21 TOWNSEND WAY PARKHILL LOWESTOFT

TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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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