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£375,000



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34 Townsend Way Lowestoft, NR32 4GF

- **THREE STOREY EXECUTIVE HOME**
- **'OPEN-PLAN' KITCHEN DINER**
- **DOUBLE GARAGE WITH OFFICE**
- **CONSERVATORY TO REAR**
- **SOUGHT AFTER PARKHILL**
- **6 BEDROOMS**
- **3 BATH / SHOWER ROOMS**
- **20 FT LOUNGE**
- **CHAIN FREE**
- **END OF CUL-DE-SAC LOCATION**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Entrance Hall

Enter via the front door of your superb family home. Fitted carpet is laid underfoot 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. Freshly decorated, there's also radiator, power points and phone points also featured.

Cloakroom WC 1.52m x 0.83m (5' x 2' 9")

Essential for the growing family is the downstairs loo! Also freshly decorated, there's a suite comprising of low-level WC and corner wash hand basin. There is also vinyl floor covering, radiator and extractor fan.

Lounge 6.25m x 3.40m (20' 6" x 11' 2")

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 Conservatory. There's a fitted carpet underfoot, two radiators feature fireplace and the room has been redecorated in neutral magnolia paintwork.

Kitchen Diner 6.25m x 2.50m (20' 6" x 8' 2")

What was once a separate Kitchen and Dining Room is now a fabulous Kitchen Diner due to removal of a dividing wall. Two uPVC sealed unit double glazed windows, one at either end have been fitted allowing plenty of natural daylight in. A range of base and wall units have been fitted to two walls with walnut effect doors and drawers. A black roll edge worktop with tiled splashback is fitted over and appliances include a double under oven, ceramic hob and extractor hood over. Ample space is provided for your fridge freezer and dishwasher while your one-and-a-half bowl stainless-steel sink and mixer also featured.

Wood laminate has been laid to floor and at the dining end there's ample space for a family dining suite. There are two radiators and this room has also been freshly decorated in magnolia. A door leads you in to your...

Utility Room 1.65m x 1.52m (5' 5" x 5')

From the kitchen, this Utility has plumbing for a washing machine and has ample space is provided for your tumble dryer or extra fridge. Wall units are available for extra storage and a new back door leads you outside to your Garden.

Conservatory 3.85m x 2.55m (12' 8" x 8' 4")

Panoramic views are enjoyed over your rear Garden through the uPVC sealed unit double glazing which surrounds three sides of this Garden Room. There's a fitted carpet and French doors lead you out to your patio.

FIRST FLOOR

Landing

At the top of the carpeted stairs from the Hall, the Landing has doors leading to 4 of the Bedrooms and the family Bathroom. There's a handy airing cupboard and the staircase continues up to the second floor.

Master Bedroom 3.40m x 3.33m (11' 2" x 10' 11")

A uPVC sealed unit double glazed window overlooks your rear garden. A radiator, power points and 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 corner shower cubicle, low level WC and pedestal sink. The perfect way to start and end your day.

Bedroom 2 3.45m x 2.50m (11' 4" x 8' 2")

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 2.50m x 2.21m (8' 2" x 7' 3") max

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 a radiator.

Family Bathroom 1.96m x 1.83m (6' 5" x 6')

An opaque uPVC sealed unit double glazed window is featured and a suite comprising of a panel bath, low level WC and pedestal sink. Vinyl flooring has been laid, there's a radiator and plenty of wall tiling gives the room a fresh feel to it.

Bedroom 3 3.40m x 2.21m (11' 2" x 7' 3") '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, a 'velux' attracts plenty of light and doors lead to two further Bedrooms and Shower Room.

Bedroom 5 4.17m x 3.35m (13' 8" x 11') 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 fitted carpet has been laid, power points and radiator feature.

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

The smallest of the bedrooms tucked away on the second floor has a fitted carpet, power points, radiator and a 'Velux' rooflight.

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

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

OUTSIDE

Font Garden, Driveway & Double Garage

Surrounded by wrought iron fence, your front Garden features a shingled area with a path leading up to your front door. A brickweave driveway with plenty of parking is set to the side and opens out in front of the double Garage.

Your double Garage features power, light and plenty of eaves storage. There's also a super home Office been created.

Rear garden

Your west facing rear Garden is very private and enclosed by fence. Mainly laid to lawn, there is an array of mature trees plants and shrubs in the borders, a timber shed and a patio perfect for a barbecue or even a spot of alfresco dining.

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 MISEDDESCRIPTIONS 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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THREE STOREYS, SIX BEDROOMS, PRESTIGIOUS PARKHILL LOCATION

We are delighted to offer FOR SALE this magnificent 5/6 Bedroom executive style family home located at the end of this sought after residential cul-de-sac of Townsend Way. Set over 3 floors, complete with a Double Garage including an Office, a large brickweave Driveway and Conservatory, your accommodation comprises of a 20ft Lounge and 'open-plan' Kitchen Diner, Utility, Cloakroom WC on the ground floor and over the next two floors, six Bedrooms and two Shower Rooms and family Bathroom.

CHAIN FREE & OVER 1,460 SQ FT OF FAMILY LIVING

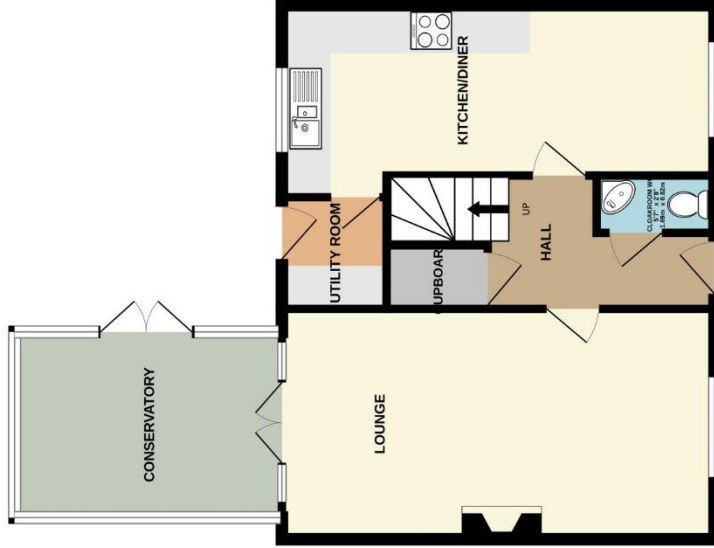
LOCATION AND AMENITIES

Number 34 is situated toward the end of 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.

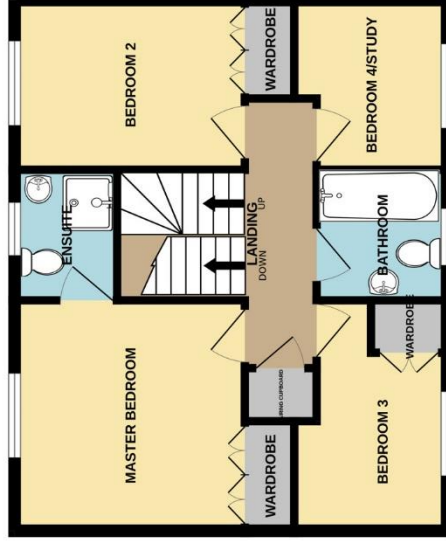
Contact: Steve Newsham | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



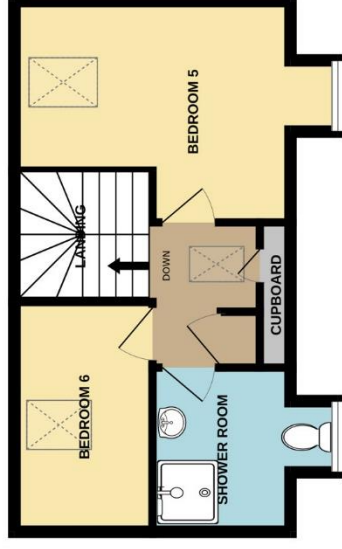
GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



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



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



34 TOWNSEND WAY, LOWESTOFT

TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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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