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OIEO **£294,000**



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## 2 Diprose Drive Lowestoft, NR32 4GB

- SUBSTANTIALLY EXTENDED
- EPC RATING C75
- 1,100 SQ FT OF CINTEMPORARY LIVING
- RECENTLY UPGRADED KITCHEN
- OFF ROAD PARKING
- PROFESSIONAL GARAGE CONVERSION
- BEAUTIFIL ENCLOSED REAR GARDEN
- BEDROOM 4 or HOME OFFICE
- STUNNING GARDEN ROOM
- BEAUTIFULLY PRESENTED

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The minute you walk through the modern composite front door, you get that impression of a contemporary, stylish and spacious home. You can see right through to the rear of the house through the 'Open-Plan' rooms. Your Hallway features quality LVT flooring, your carpeted staircase leads you up to all first-floor rooms, there's a radiator and doors lead off to your Cloakroom WC and Lounge. An opening leads you in to your ...

#### Kitchen 12' 6" x 6' 3 (3.8m x 1.9m)

Recently upgraded, your Kitchen features a range of base and wall units fitted to three walls complete with contemporary grey shaker style handleless doors and drawers with a square edge worktop and upstand over. Integrated appliances include a ceramic hob, electric fan assisted oven, overhead extractor unit and slimline dishwasher. Ample space is provided for your fridge freezer and automatic washing machine and a polycarbonate sink is located under your uPVC sealed unit double glazed window. The same LVT flooring extends here also.

#### Cloakroom WC

The smallest room in the house! features a low level WC and space saving corner wash hand basin with tiled splash back, LVT flooring and radiator.

#### Lounge 12' 6" x 12' 6 (3.8m x 3.8m max)

The contemporary theme continues here with LVT flooring, pristine white decor, radiator and the room is 'Open-Plan' to your ...

#### Garden Room 13' 0" x 10' 4" (3.97m x 3.15m)

Recently constructed, this room has added another 130 sq ft of living your beautiful new home. An abundance of natural daylight is beamed through the french doors to rear Garden and two 'Velux' rooflights above. LVT flooring has been laid and a radiator is also featured.

#### Bedroom 4 / Home Office / Pay Room / Extra Reception 19' 6" x 9' 8" (5.95m x 2.95m)

So many uses for this room! A professional Garage conversion has created this space for you to utilise whichever way you want. There's a uPVC sealed unit double glazed window to front aspect, a sumptuous, fitted carpet and radiator. If you work from home, perfect, require a teenagers pad, also perfect or simply somewhere for the children to play.

### FIRST FLOOR

#### Landing

At the top of the stairs, your landing features doors leading off to all first-floor rooms.

#### Master Bedroom 12' 6" x 9' 10 (3.8m x 3.0m)

Situated at the rear of the property this spacious double Bedroom features a uPVC sealed unit double glazed window and large double door walk in wardrobe. Finished in white decor with fitted carpet and radiator. A door leads you in to your ...

#### Ensuite 9' 8" x 6' 8" (2.94m x 2.02m)

The perfect place to start and end your day in your very own Ensuite. Recently upgraded with a suite comprising of a corner shower cubicle, pedestal sink and allow level WC. A 'Velux' skylight window allows natural light into the room, Vinyl laid to floor and chrome heated towel rail.

#### Bedroom 2 10' 6" x 8' 6 (3.2m x 2.6m)

A fitted carpet, built in wardrobe, radiator and uPVC sealed unit double glazed window. A cupboard houses the central heating system.

#### Bedroom 3 10' 2" x 9' 6 (3.1m x 2.9m)

Another good sized double bedroom, the neutral decoration continues through and has a fitted carpet, double wardrobe with sliding doors, uPVC sealed unit double glazed window and radiator.

#### Family Bathroom 6' 7" x 6' 7 (2.0m x 2.0m)

Your Bathroom features a suite comprising of panel bath with shower and screen over, pedestal sink and low level WC. There's an opaque uPVC double glazed window, vinyl floor covering and chrome heated towel rail.

### OUTSIDE

#### Front Garden and Driveway

There is ample parking on the Driveway, a path leads you up to your front a door and another to a gate allowing access to rear.

#### Rear Garden

Your beautiful rear Garden is enclosed by fence and is mainly laid to lawn. There are also two timber decked areas, perfect for sitting out, a barbecue or even a spot of alfresco dining. There's also a large paved side space, ideal for storage.

#### Council Tax

East Suffolk Band C

### SUMMARY

If you are looking for a spacious family home that has been transformed in a modern contemporary style with an extra 300 sq ft of stunning living space in the Garden Room and Garage Conversion, then look no further. Viewing recommended but be quick. Call us now.

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 SUBSTANTIALLY EXTENDED AND IMPROVED LINK DETACHED FAMILY HOME THREE or FOUR BEDROOM OPTIONS

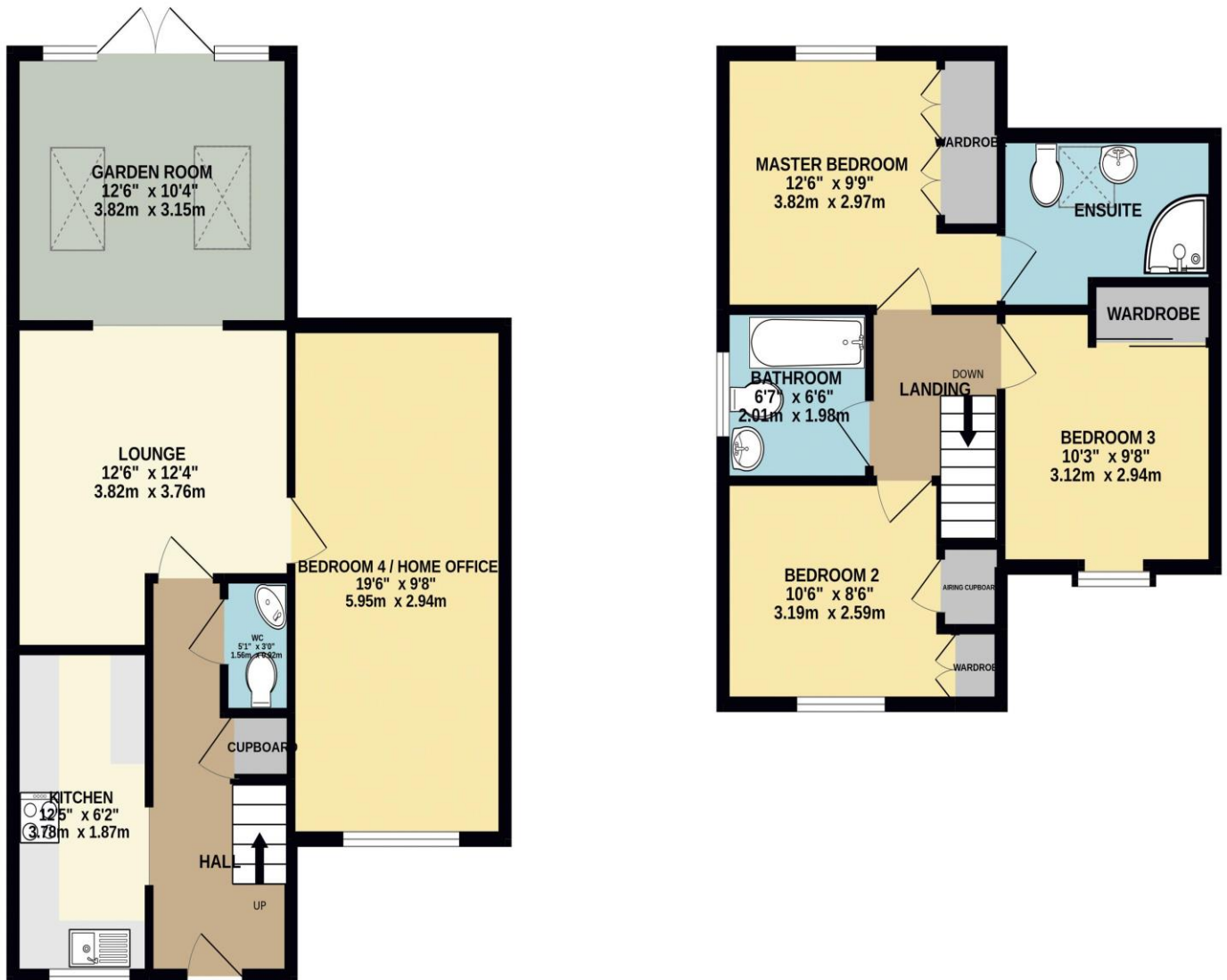
We are delighted to offer for sale this stunning beautifully presented three / for bedroom property on the ever popular Parkhill development. A professional Garage conversion creates a super fourth Bedroom, Home Office or extra Reception, while an extension to rear allows for a lovely Garden Room. There's also a recently upgraded fitted Kitchen, Lounge and Cloakroom WC while upstairs, three double Bedrooms, one of which is Ensuite and family Bathroom. All this with the creature comforts of gas central heating and double glazing throughout, and enclosed rear garden.

**MANY NEW UPGRADES | 1,100 sq ft of MODERN CONTEMPORARY LIVING**

## LOCATION AND AMENITIES

This wonderful link-detached property is situated on the cul-de-sac of Diprose Drive which is located just off Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as a Tesco superstore, 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 is right on your doorstep.

**Contact: STEVE NEWSHAM | Telephone: 01502 733399 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



2 DIPROSE DRIVE PARKHILL

TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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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