

£125,000



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20 Carnoustie Drive Lowestoft, NR33 9JW

- FOUR PLEX HOUSE
- LARGE GARDEN INCLUDED
- CUL-DE-SAC LOCATION
- SPIRAL STAIRCASE
- EPC TBA
- ONE DOUBLE BEDROOM
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY
- DOUBLE GAZED THROUGHOUT
- PLENTY OF STORAGE

ACCOMMODATION

GROUND FLOOR

Living Room 15' 6" x 13' 7" (4.73m x 4.13m) Narrowing to 2.63m

Enter through the part-glazed front door into your super 'L' shaped Lounge Diner. Such a lovely light and bright room due to two uPVC sealed unit double glazed windows, one to front, the other overlooking your Garden to the side. laminate flooring has been laid underfoot, there's a large double radiator and you spiral staircase leads you to the first floor. An opening leads you in to your ...

Kitchen 6' 7" x 5' 11" (2.00m x 1.81m)

Your Kitchen features a range of base and wall units fitted to three walls complete with white doors and drawers with a roll edge worktop over. A stainless steel sink with mixer tap is located under your uPVC sealed unit double glazed window to front Garden views. there's a tiled floor and ample space for your automatic washing machine and cooker.

FIRST FLOOR

Landing

At the top of the cool spiral staircase, your Landing features doors leading off to your Bathroom and Bedroom.

Bedroom 13' 7" x 7' 11" (4.13m x 2.42m)

Your super Bedroom features two uPVC sealed unit double glazed windows, a fitted carpet and radiator. There's also a built in wardrobe and another cupboard housing your central heating boiler.

Bathroom 7' 4" x 9' 2" (2.23m x 2.80m)

A suite comprising of a panel bath with shower attachment, low level WC and pedestal sink. There's an opaque uPVC sealed unit double glazed window and vinyl is laid to floor.

OUTSIDE

Front Garden

You are located at the end of a quiet cul-de-sac and parking is available right outside your home. Your front Garden is mainly laid to lawn and a path leads you to your front door.

Side Garden

One of the main benefits to this property is that you will own the garden adjacent to the property. This is a huge lawned area enclosed by wall where you can sit out, grow veg or just view through your windows. A small timber shed is available also.

Council Tax

East Suffolk Band A

SUMMARY

This is a very unique property and will suit a single person or couple, first time buy, holiday home or buy to let. Modern and contemporary with that space saving spiral staircase come take a look for yourself. 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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SUPER ONE BEDROOM STARTER HOME IN RESIDENTIAL CUL-DE-SAC

We are delighted to offer for sale this 'fourplex' house located on Carnoustie Drive in South Lowestoft. Including the creature comforts of gas central heating and double glazing, this great little starter home features a cool Living Room and fitted Kitchen on the ground floor, while up the 'spiral-staircase' your Landing features doors leading off to your bathroom and Bedroom with heaps of storage. Another benefit to this property is the good size garden to side.

PERFECT FIRST TIME BUY, HOLIDAY HOME OR BUY TO LET

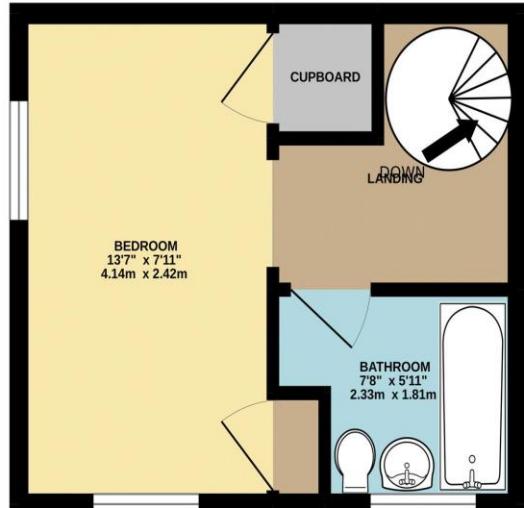
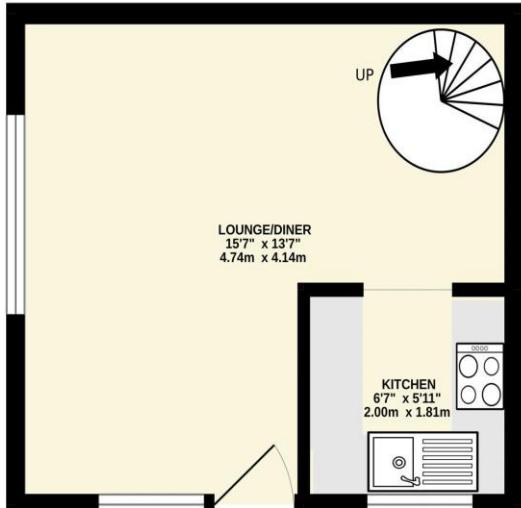
LOCATION AND AMENITIES

Situated South of Oulton Broad in between Carlton Colville and Lowestoft the property is convenient for all local amenities such as local shops, schools and leisure activities. Good schools and public transport network is available closeby and the stunning Suffolk countryside and the beach is just a short distance away. The A146 and A12 nearby make commuting to Norwich, Ipswich and London manageable.

CONTACT: Steve Newsham | **Mobile:** 07885 581002 | **Email:** steve@one-estates.co.uk

GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.

1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



20 CARNoustie DRIVE, LOWESTOFT

TOTAL FLOOR AREA: 422 sq.ft. (39.2 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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