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Lowestoft 01502 733399

Gorleston 01493 658854

£280,000



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10 Diprose Drive Lowestoft, NR32 4GB

- **THREE or FOUR BEDROOM OPTIONS**
- **OVER 1,000 sq ft of LIVING**
- **GROUND FLOOR or FIRST FLOOR LOUNGE OPTIONS**
- **SOUGHT AFTER LOCATION**
- **VERSATILE LIVING**
- **PROFESSIONAL GARAGE CONVERSION**
- **STUNNING KITCHEN DINER TO REAR**
- **TOP FLOOR ENSUITE MASTER**
- **GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the recently installed modern composite front door into this beautiful family home. Doors lead off to all ground floor rooms, there's a radiator with ornate cover, laminate flooring and your carpeted staircase leads up to the next two floors. There's nothing to do just, hang up your coat and kick off your shoes and relax in your new home.

Cloakroom WC 6' 1" x 3' 1" (1.86m x .95m)

Essential for the growing family is the 'downstairs loo!' There's a low-level WC, wash hand basin, radiator, ceramic tiled floor and opaque uPVC sealed unit double glazed window.

Living Room / Home Office / Play Room 16' 3" x 8' 2" (4.95m x 2.50m)

Formerly the Garage, a professional conversion has added and extra 140sq ft of living to this property. Versatile living here, use as your Lounge, play room or whatever you wish. There's a uPVC sealed unit double glazed window, radiator and fitted carpet. There's also a cupboard housing your boiler.

Kitchen Dining Room 15' 7" x 10' 8" (4.75m x 3.25m)

What a beautiful room and is almost certainly the hub of the home. A range of base units complete with pastel grey 'shaker' style doors have been fitted to three walls complete with square edged wood 'butchers block' worktop over. Rustic styling there with white tiling, shelving and an extra workspace has been created to allow for a breakfast bar facility if required. There is ample space provided for your automatic washing machine and fridge freezer plus a large extractor hood is fitted over your range cooker space. A polycarbonate one-and-a-half bowl sink is located under your uPVC sealed unit double glazed window allowing lovely garden views. All this and still plenty of space for your family dining suite, laminate is laid underfoot, there's a radiator and french doors lead you outside.

FIRST FLOOR

First Floor Landing

Your first floor Landing features a fitted carpet and doors leading off to all first-floor rooms.

Bedroom 2 / Lounge 15' 7" x 10' 8" (4.75m x 3.25m) narrowing to 2.65m

Located to the rear of the house, this was originally the Lounge, however the current owners prefer it as their Bedroom. Two uPVC sealed unit double glazed windows overlook your rear Garden, there's a radiator and fitted carpet.

Bathroom 8' 9" x 5' 8" (2.66m x 1.73m)

Your family Bathroom features a suite comprising of a panel bath, pedestal sink and low-level WC. An opaque uPVC sealed unit double glazed window attracts an abundance of daylight, there's a radiator and vinyl flooring.

Bedroom 3 10' 6" x 8' 9" (3.20m x 2.67m)

Located to the front, this good size Bedroom features a uPVC sealed unit double glazed window, fitted carpet, radiator and built-in wardrobe.

Bedroom 4 6' 11" x 6' 7" (2.10m x 2.00m)

The smallest of the four is still a decent single and features a built-in wardrobe, uPVC sealed unit double glazed window, radiator and fitted carpet.

SECOND FLOOR

Second Floor Landing

At the top of the stairs, there's a large cupboard and a door to your ...

Master bedroom 12' 0" x 9' 5" (3.65m x 2.88m) plus bay

On the top floor you will discover this stunning Master Bedroom. bay fronted including a uPVC sealed unit double glazed window, a fitted carpet, radiator and built-in wardrobe also feature. A door leads you in to your ...

Ensuite 9' 5" x 5' 9" (2.87m x 1.75m) max

The best place to visit first thing in the morning or last thing at night is your very own Ensuite. A suite comprising of a tiled shower cubicle, low level WC and contemporary vanity wash hand basin which is located in the bay. The bay features an opaque uPVC sealed unit double glazed window, ceramic tiled floor and radiator.

OUTSIDE

Driveway

To the front there is ample parking on your driveway for at least two vehicles and there's a gate for access to the side and to your rear Garden.

Rear Garden

Enclosed by fence, your rear Garden is a safe haven for children to play or a gardeners paradise. Many textures to ground such as lawn, decking, patio and shingle.

EPC D

Council Tax

East Suffolk Band C

SUMMARY

This is a fine example of a modern three bed semi that has been transformed into a beautiful 4 bed family home. To view, 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 STUNNING 3 STOREY SEMI in a CUL-DE-SAC LOCATION

This beautifully improved three / four bedroom family home has undergone a professional garage conversion to create extra living space and / or an extra Bedroom and is located in the very sought-after neighbourhood of Parkhill. Set over 3 floors, your accommodation comprises of a Cloakroom WC, Living Room / Study / Play room and Kitchen Diner on the ground floor, on the first floor, three Bedrooms, one of which was formerly the Lounge and Bathroom while on the top floor you Ensuite Master. This family home is excellently presented... Simply move in, unpack and enjoy quality living in your superb family home and gardens with over 1,000 sq ft of pure luxurious living space.

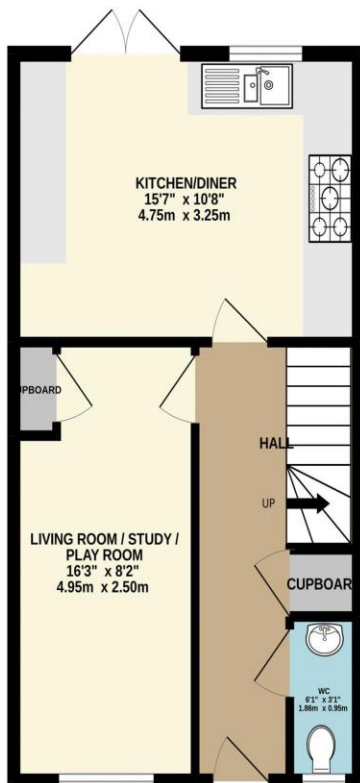
SUBSTANTIALLY IMPROVED LAYOUT

LOCATION AND AMENITIES

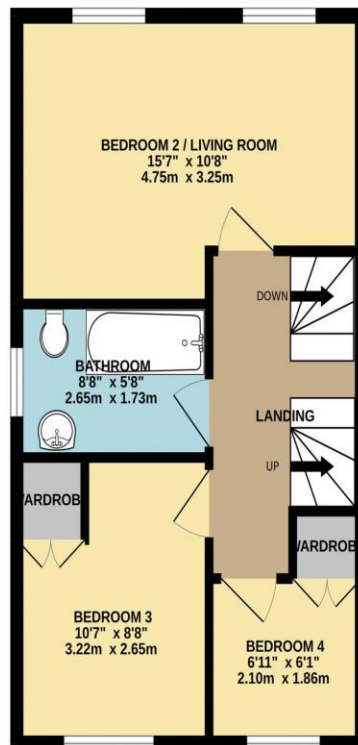
Diprose Drive is a cul-de-sac branching off the very popular Townsend Way in-turn off Bentley Drive on the north side of Lowestoft. Convenient for a range of amenities such as Tesco and Aldi superstores, Harvester and Beefeater restaurants are within half a mile and being close to the A47, the towns 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

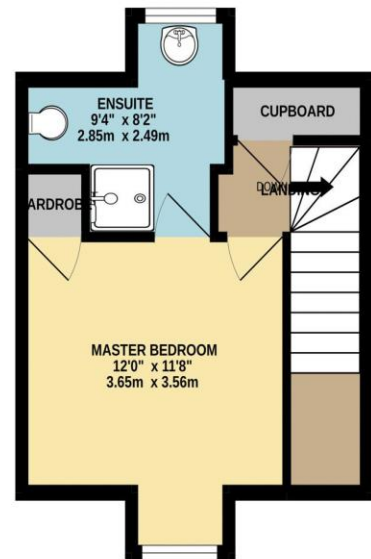
GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



10 DIPROSE DRIVE, LOWESTOFT

TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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