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OFFERS IN EXCESS OF:

£250,000



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36 Crowhurst Close Lowestoft, NR33 8SB

- BEAUTIFUL 3 BED SEMI
- 'OPEN-PLAN KITCHEN DINER
- GAS CENTRAL HEATING
- SUMMER HOUSE
- DOUBLE GLAZED THROUGHOUT
- EPC C
- PRIVATE REAR GARDEN
- CUL-DE-SAC LOCATION
- GARAGE & DRIVEWAY
- PERFECT FIRST TIME BUY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter through the modern part-glazed front door into the hallway of your new home. There's a radiator, built in doormat fitted carpet and stairs lead up to all first floor rooms. Kick off your shoes, hang up your coat and relax in your new home.

Lounge 13' 4" x 13' 1" (4.07m x 4.00m) narrowing to 3.42m

Located at the front of the house, your spacious Lounge features a uPVC sealed unit double glazed window, fitted carpet, handy under-stair cupboard and radiator. A door leads you in to your ...

Kitchen Dining Room 16' 4" x 8' 2" (4.97m x 2.50m)

'Open-Plan', your Kitchen Diner features a range of base and wall units fitted to three walls complete with 'cathedral' style pine doors and drawers and a roll edge worktop over. Integrated appliances include a gas hob with extractor over and electric oven below. Ample space is provided for your automatic washing machine and fridge with your polycarbonate one-and-a-half bowl sink which is located under your uPVC sealed unit double glazed window offering stunning views over your rear Garden.

On the other side, there's tons of space for your family dining suite, there's a radiator and uPVC sealed unit double glazed french doors lead out to your Garden. Ceramic tiling is laid to floor and flat ceilings with inset spotlights add to the modern contemporary feel.

FIRST FLOOR

Landing

At the top of your carpeted staircase your landing features your airing cupboard, loft access and doors leading in to all Bedrooms and Bathroom.

Bedroom 1 10' 3" x 9' 5" (3.12m x 2.88m) narrowing to 2.61m

Your Master Bedroom is located to the front part of the house with a uPVC sealed unit double glazed window to front aspect. A set of built-in wardrobes with sliding doors takes care of your storage solutions and a fitted carpet and radiator also feature.

Bedroom 2 9' 10" x 9' 5" (3.00m x 2.88m)

A uPVC sealed unit double glazed window gives beautiful views over your rear Garden, there's a fitted carpet and radiator.

Bedroom 3 7' 6" x 7' 5" (2.28m x 2.27m)

The smallest of the three is still a good size single and features a fitted carpet, radiator and uPVC sealed unit double glazed window to front aspect.

Bathroom 6' 5" x 5' 7" (1.96m x 1.70m)

Your fully tiled Bathroom features a suite comprising of a panel bath with shower and screen over, pedestal sink and low level WC. An opaque uPVC sealed unit double glazed window attracts plenty of natural daylight and a vinyl floor covering and radiator also feature.

OUTSIDE

Front Garden & Driveway

Your front Garden is mainly laid to lawn with a path leading up to your front door and a border with attractive shrubs and plants. To the side your concrete Driveway offers ample parking for two vehicles and leads up to our Garage. A gate leads you in to your rear Garden.

Garage

Constructed of a traditional brick and flat roof design, your Garage features an up-and-over garage door, power and light.

Rear Garden

Beautifully private, your rear Garden is enclosed by fence and tall hedge and is not overlooked at all. A central lawned area is surrounded by a couple of patio areas, perfect for sitting out, a barbecue or even a spot of alfresco dining. A fully insulated and lined timber Summer House features power, light and is the perfect haven to sit and unwind or invite your friends round to party the night away. It has a tiled floor, spotlights and is decorated in a modern contemporary style.

Council Tax

East Suffolk band B

SUMMARY

This is a beautiful example of a super three bed semi in a popular and sought-after neighbourhood in Carlton Colville. Come take a look, to view, simply 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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EXCELLENLY PRESENTED THREE BED SEMI | CUL DE SAC LOCATION

We are delighted to offer for sale this beautiful family home located in the sought after cul-de-sac of Crowhurst Close.

Your accommodation comprises of an Entrance Hall, Lounge and 'open-plan' Kitchen Diner on the ground floor while upstairs two double Bedrooms, a Single and family Bathroom. The creature comforts of gas central heating, uPVC double glazed windows, front garden and very private rear garden complete with Summer House entertaining room. There's a detached Garage and driveway for at least two vehicles.

TOO GOOD TO MISS OUT

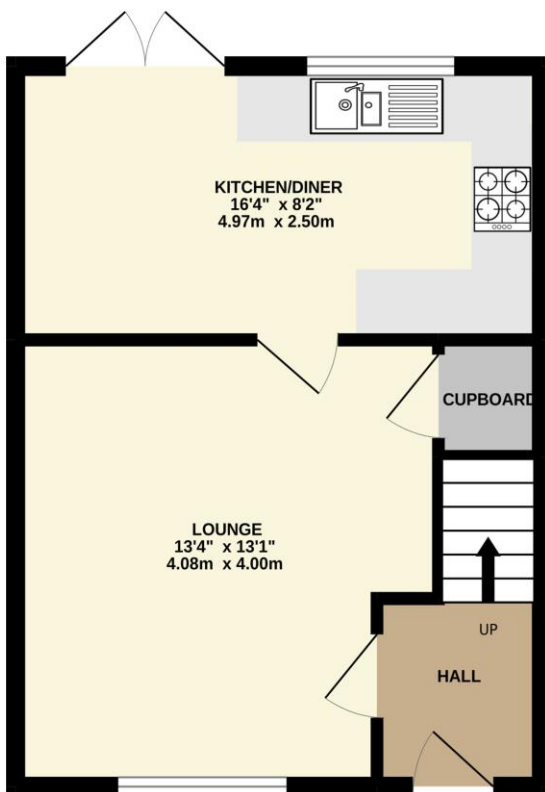
LOCATION AND AMENITIES

Situated in Carlton Colville. Convenient for a range of amenities such as shops, doctors surgery, pharmacy, bakery etc..

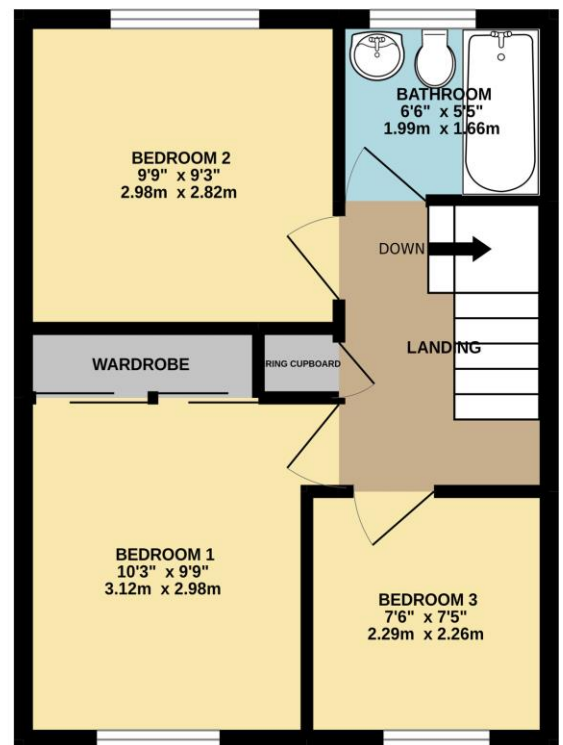
Being situated just off the A146 and the A12 making the commute into Lowestoft, Norwich and Ipswich all easily accessible. Good schools, public transport are convenient and both the Suffolk countryside and our very own award winning beach is a short distance away...

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



36 CROWHURST CLOSE, CARLTON COLVILLE

TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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