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Lowestoft 01502 733399

Gorleston 01493 658854

£450,000



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1 Uplands Road North Lowestoft, NR33 8AZ

- PLEASANT CUL-DE-SAC NEIGHBOURHOOD
- OVER 1,380 SQ FT OF LIVING
- THREE DOUBLE BEDROOMS
- DOUBLE GARAGE & SWEEPING DRIVEWAY
- LARGE LIGHT BRIGHT LOUNGE
- BEAUTIFULLY PRESENTED
- SET IN STUNNING GARDENS
- DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- BATHROOM & SHOWER ROOM
- PEACEFUL & QUIET LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

HALLWAY 7.12m x 1.70m (23.36ft x 5.58ft) max

Enter through the modern front door into the Hallway of your new one storey home. Natural daylight is beamed in due to the floor to ceiling Georgian style uPVC sealed unit double glazed window. There is a bank of storage cupboard, really handy for your coats, shoes and even your vacuum cleaner. A fitted carpet underfoot, radiator and panelled doors lead off to all Bedrooms, Bathrooms, Dining Room and ...

LOUNGE 5.07m x 4.08m (16.63ft x 13.39ft)

Your spacious Lounge features a fitted carpet, fireplace, radiator, again another room bathed with natural daylight due to two Georgian style uPVC sealed unit double glazed window overlooking your front and rear Gardens.

DINING ROOM 3.76m x 2.71m (12.34ft x 8.89ft)

Located adjacent to your Kitchen, your Dining Room features a uPVC sealed unit double glazed French doors leading out to your patio, there's a fitted carpet and radiator.

KITCHEN 3.40m x 3.10m (11.15ft x 10.17ft)

A range of base and wall units are fitted to all four walls of your Kitchen complete with traditional style cream-coloured doors and drawers with a roll edged worktop over. Appliances include an electric hob with extractor hood over, a double oven and grill and ample space is provided for your tall fridge freezer, automatic washing machine and dishwasher. Your ceramic one-and-a-half bowl sink and swan neck tap is located under your uPVC sealed unit double glazed window overlooking your rear Garden. Tiling has been applied as a splashback, there's tiling underfoot, your boiler is located here and your part-glazed back door leads you outside.

MASTER BEDROOM 5.25m x 3.38m (17.22ft x 11.09ft)

Your beautiful Master Bedroom features two uPVC sealed unit double glazed windows, one to front aspect, the other to side, a radiator and fitted carpet. A bonus is the large built-in wardrobes for your convenience.

BEDROOM TWO 5.25m x 2.97m (17.22ft x 9.74ft) max

Also located at the front of the bungalow with lovely views over the front Garden through the uPVC sealed unit double glazed window, there's also a fitted carpet and radiator.

BATHROOM 2.00m x 2.00m (6.56ft x 6.56ft)

A suite comprising of a panel bath, pedestal sink and low-level WC. Hall tiled to wall and fully tiled underfoot, your Bathroom also features an opaque uPVC sealed unit double glazed window and heated towel rail radiator.

SHOWER ROOM 2.00m x 1.74m (6.56ft x 5.71ft)

Another bonus is your Shower Room which also features an opaque uPVC sealed unit double glazed window plus a suite comprising of a fully tiled shower cubicle, wash hand basin and low level WC. A radiator is also featured and ceramic tiling is laid to floor.

BEDROOM THREE 2.97m x 3.57m (9.74ft x 11.71ft) narrowing to 2.97m

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

OUTSIDE

FRONT GARDEN & DRIVEWAY

You enter your property through the gates onto your large sweeping driveway which will park several cars with ease and leads down to your Garage.

Your beautifully manicured front Garden is very private from the road with an abundance of tall trees and shrubs packed into the borders. There's also a lawn and paths leading through to your rear Garden

DOUBLE GARAGE

Your Garage features two vehicular doors, a personal door to your rear Garden, plenty of power and light.

REAR GARDEN

Very private, your rear Garden is enclosed by stunning tall hedges to rear. Perfect for the keen or budding gardener and a safe haven for children to play, there's a lawn and patios, perfect for sitting out or even a spot of alfresco dining. The largest patio is adjacent to the rear of your bungalow and is raised with plenty of lighting. Borders are packed with an abundance of mature shrubs and plants, there's also a Summer House and timber potting shed all included. Come take a look, you won't be disappointed.

COUNCIL TAX

East Suffolk Band D

SUMMARY

Once in a while, a real beauty comes to market ... and this is one of them. Ideally located on the border of South Oulton Broad and Carlton Colville, it is not only convenient for many amenities, it is tucked away and very private.

With over 1,350 sq ft of living, all the rooms are spacious and that Garden is a real picture.

To view this stunning opportunity, 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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A SPACIOUS THREE BEDROOM DETACHED BUNGALOW in a PLEASANT CUL-DE-SAC LOCATION

We are delighted to offer for sale this beautifully presented one storey home nestled in lovely private Gardens on a very sought after location in south Lowestoft. Your accommodation comprises of an imposing Hallway with stacks of storage, a large Lounge and separate Dining Room conveniently set right next to your fitted Kitchen. There's also three double Bedrooms, a Bathroom and Shower Room. All this with the usual creature comforts of double glazing throughout and gas central heating. Your Bungalow is located on a good size plot with large sweeping Driveway and double Garage.

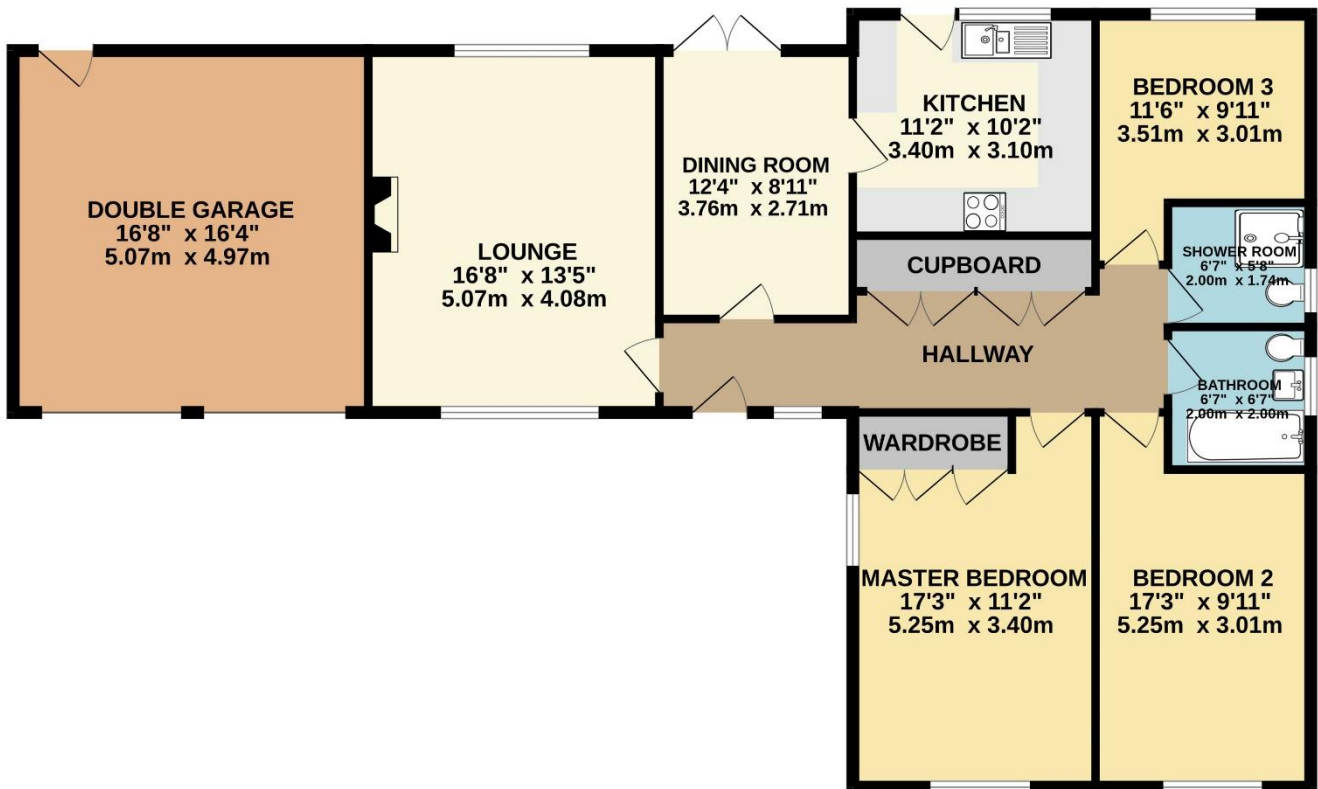
STUNNING GARDENS TO FRONT & REAR | ENJOY PEACE & TRANQUILLITY

LOCATION AND AMENITIES

This beautiful bungalow is situated on the Uplands Road north which on the border of Carlton Colville and South Oulton Broad. Located close to the A146 making the towns of Lowestoft and Beccles easily accessible. Good schools, public transport, the beach and the stunning Suffolk countryside are convenient. The area boasts a thriving community complete with shops, Nicholas Everitts Park that hosts leisure facilities and events, a museum, public houses and restaurants.

Contact: The 'ONE ONLINE' Team | **Mobile:** 07787 436600 | **Email:** info@one-estates.co.uk

1385 sq.ft. (128.7 sq.m.) approx.



1 UPLANDS ROAD NORTH, LOWESTOFT

TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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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