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£425,000



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6 Healey Close, Parkhill Lowestoft, NR32 4WZ

- SUBSTANTIALLY EXTENDED
- MANY NEW UPGRADES
- NEW DOUBLE GLAZING THROUGHOUT
- FOUR BEDROOMS
- OVER 1,780 SQ FT of LUXURY
- BEAUTIFULLY PRESENTED
- STUNNING 'OPEN-PLAN' KITCHEN DINING LIVING EXPERIENCE
- CONTEMPORARY STYLING
- GROUND FLOOR STUDY
- SOUGHT AFTER CUL-DE-SAC

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Entrance Hall 6.84m x 1.95m (22' 5" x 6' 5")

Enter your beautiful new home through the modern composite front door into this very imposing and impressive Hall. As the hall is part of the front extension, you benefit from plenty of space and a stunning first impression. Karndean flooring is laid to floor, there's a radiator, your carpeted staircase leads up to all first-floor rooms and doors lead off to your understair cupboard, Lounge, Kitchen, Cloakroom and ...

Study / Home Office / Play Room 2.65m x 2.11m (8' 8" x 6' 11")

With more people working from home these days, what better facility than your very own Home Office. A uPVC sealed unit double glazed window attracts an abundance of daylight, there's a radiator, built in office storage and Karndean flooring underfoot.

Cloakroom WC 1.79m x 0.90m (5' 10" x 2' 11")

Essential for the family is the downstairs loo! This beautiful fully tiled room features a contemporary suite comprising of a corner wash hand basin and low-level WC.

Lounge 8.84m x 3.33m (29' x 10' 11") plus bay

Wow! Over 29ft long, your extended Lounge features a bay with three uPVC sealed unit double glazed windows and a further window to side, a sumptuous fitted carpet and four radiators. A pair of glazed double doors lead you into your...

Kitchen Dining Experience 8.16m x 2.77m (26' 9" x 9' 1")

They say the heart of the home is in the Kitchen, well this Kitchen Dining Living experience has certainly been improved to enable your family maximum enjoyment in an 'Open-Plan' space.

On the Kitchen side, a range of base and wall units complete with contemporary black high gloss doors and drawers are fitted to three walls with a 'butchers-block' style worktops over. Packed with integrated appliances, there is a double tall fridge and freezer, dishwasher, gas hob with extractor over, AEG microwave oven and Samsung fan assisted Oven under. Your composite one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window. Your centre 'Island' unit allows extra dining and plenty of storage behind the stunning curved high gloss black doors.

On the dining side there's ample space provided for a good-sized family dining suite, there's also a radiator and the whole room features 'Karndean' flooring throughout. Two large openings lead you into your ...

Garden Room 5.20m x 2.94m (17' 1" x 9' 8")

This super extension allows 'Open-Plan' living to the rear of your home overlooking your rear Garden. An abundance of natural daylight is beamed in through the two uPVC sealed unit double glazed window, plus four 'Velux' rooflights in the vaulted ceiling above. uPVC french doors lead you outside, 'Karndean' flooring, there's a large double banked radiator and stunning entrainment wall for your plasma TV and contemporary wall mounted feature fireplace.

Utility Room 7.79m x 1.56m (25' 7" x 5' 1")

Located just off your Kitchen, your Utility features black gloss base and wall units and space and plumbing for your automatic washing machine. Your back door leads you outside.

FIRST FLOOR

Landing

At the top of the stairs, this super gallery style landing has a fitted carpet, airing cupboard and doors lead you to all Bedrooms and Bathroom.

Master Bedroom 7.48m x 5.44m (24' 6" x 17' 10") narrowing to 3.33m

Mirroring your Lounge below, your luxurious and substantially extended Master Bedroom features two uPVC sealed unit double glazed windows, three radiators, a sumptuous, fitted carpet and built in wardrobes. A door leads you in to ...

Ensuite 2.34m x 1.30m (7' 8" x 4' 3")

The perfect place to visit every morning and every night is your very own ensuite. Fully refurbished, there's a modern contemporary suite comprising of fully tiled shower cubicle, low level WC and vanity wash hand basin. Ceramic tiling is laid to floor and walls, there's an opaque uPVC sealed unit double glazed window and contemporary radiator.

Bedroom 2 3.60m x 3.20m (11' 10" x 10' 6")

Located to the front of the property, you have a uPVC sealed unit double glazed window, fitted carpet, radiator and built in wardrobe.

Bedroom 3 3.47m x 2.35m (11' 5" x 7' 9")

Located at the rear of the property with beautiful views over your rear Garden through the uPVC sealed unit double glazed window, built in wardrobe and radiator.

Family Bathroom 2.51m x 1.86m (8' 3" x 6' 1")

More like a five-star hotel bathroom than a family bathroom. Upgraded with a modern contemporary suite comprising of a panel bath with shower and glass screen over, a floating vanity wash hand basin and low-level WC. Fully tiled to walls and floor, there's towel rail radiator and opaque uPVC sealed unit double glazed window.

Bedroom 4 2.80m x 2.35m (9' 2" x 7' 9")

The smallest of the four is still a good size and features a uPVC sealed unit double glazed window and radiator.

OUTSIDE

Front Garden & Driveway

Your front Garden is mainly laid to maintenance brickweave free brickwork and offers an abundance of parking for all types of vehicles. It extends to the side where there is a gate leading to your rear Garden.

Double Garage

Your garage features two vehicular roller doors, a personal door and also includes plenty of eaves storage, power and light.

Rear Garden

Completely enclosed by fence and very private, your rear Garden is mainly laid to lawn with a super composite decked area with a contemporary pergola perfect for sitting out or even a spot of alfresco dining.

Council Tax

East Suffolk Band D

SUMMARY

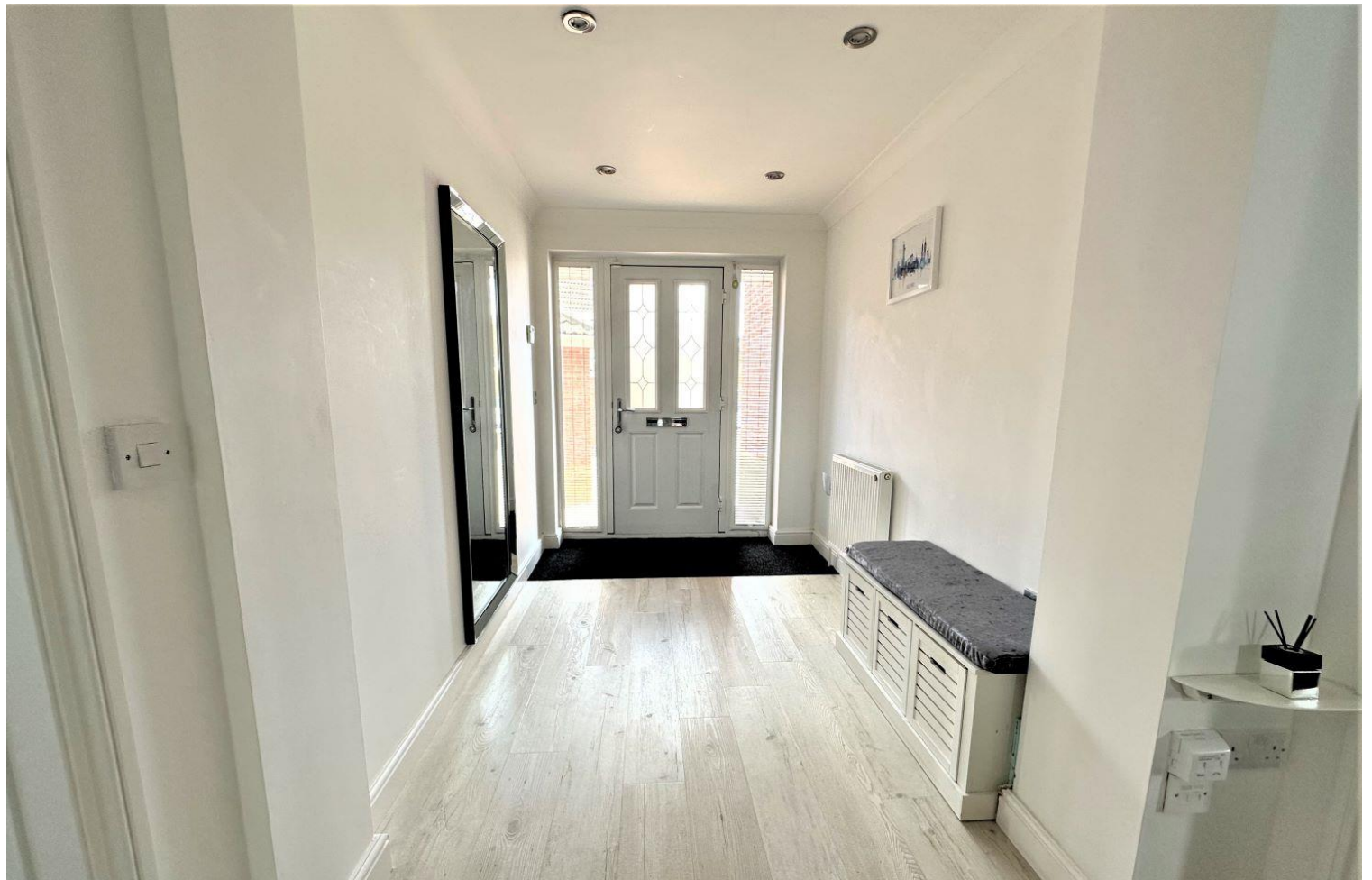
No expense has been spared to extend and improve this stunning family home. Over 550 sq ft has been added to front and rear make and with quality fixtures and fittings throughout, this is the perfect family home.

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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SUBSTANTIALLY EXTENDED & IMPROVED FOUR BEDROOM EXECUTIVE DETACHED HOME IN A CUL-DE-SAC LOCATION

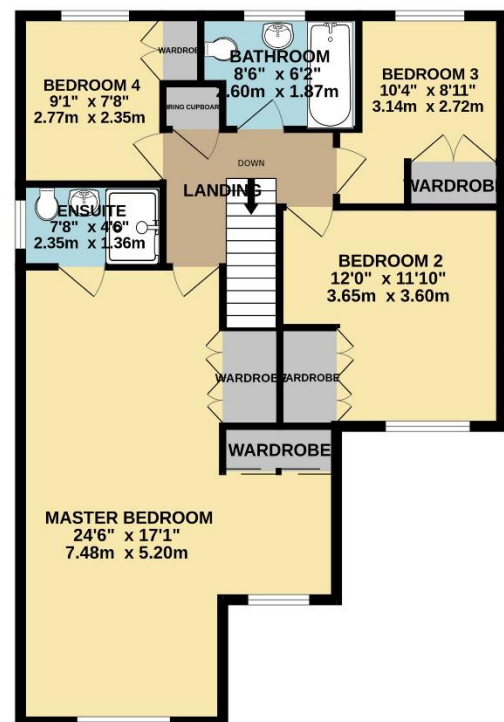
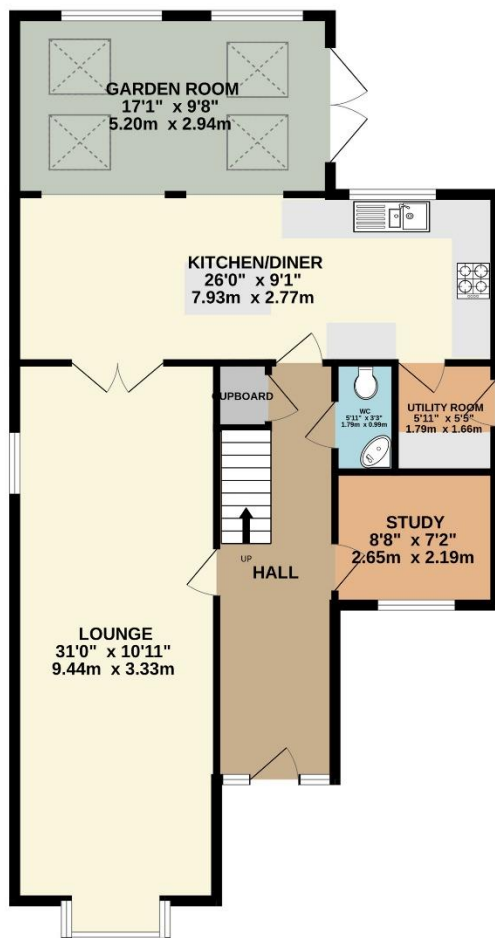
Situated at the end a Cul-de-Sac of just 8 homes in the extremely popular Parkhill development this executive style family home is tucked away. The property has undergone a transformation with over 550 sq ft added to front and rear allowing for a much greater living space. You accommodation comprises of a beautiful first impression Hallway, Study/Home Office, 29 ft Lounge and Cloakroom WC, plus a huge Kitchen/Dining Living experience to rear. Upstairs you will find a 24ft Master Bedroom with Ensuite, a further three Bedrooms and family Bathroom. The whole house is decorated in a modern contemporary styling and upgraded with quality fixtures and fitting throughout. Outside your new home features plenty of parking, a double Garage and private Garden to rear.

THIS MAGNIFICENT PROPERTY HAS OVER 1,780 SQ FT OF CONTEMPORARY LIVING

LOCATION AND AMENITIES

Number 6 is tucked away in the corner of the Cul-de-Sac of Healey Close, a quiet road branched off Johnson Way which is in turn just off Bentley Drive on the north side of Lowestoft. A beautiful duck pond is metres away and you are convenient for a range of amenities such as a 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: The ONE ONLINE Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



6 HEALEY CLOSE, LOWESTOFT

TOTAL FLOOR AREA : 1791 sq.ft. (166.4 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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