

*Yarmouth Road, Lowestoft, NR32 5DB*

*Guide Price £750,000*



- RE-DESIGNED AND REFURBISHED TO AN OUTSTANDING FINISH
- LATEST TECHNOLOGY INCLUDING INTEGRATED SOUND SYSTEM, AND ZONED CENTRAL HEATING
- EXCLUSIVE BESPOKE 'MULBERRY' KITCHEN/BREAKFAST ROOM TO INCLUDE ALL APPLIANCES
- STUNNING MASTER SUITE WITH SHOWER AND DRESSING ROOM PLUS BI-FOLD DOORS TO LARGE BALCONY
- HEATED SWIMMING POOL

- OPEN PLAN CONTEMPORARY LIVING SPACE WITH MOOD LIGHTING 12.45 METERS X 7.29 METERS
- POLISHED TILED FLOORS WITH UNDERFLOOR HEATING, RADIATORS TO THE UPPER FLOORS
- 5 DOUBLE BEDROOMS, (ONE WITH EXTRA LOUNGE, IDEAL FOR TEENAGER)
- EXTENSIVE MATURE GROUNDS WITH ORCHARD AND FISHING LAKE
- LARGE PRIVATE DRIVEWAY WITH PLANS APPROVED FOR DOUBLE GARAGE

### **GENERAL REMARKS**

*This elegant and impressive house has been totally transformed to create an outstanding and unique contemporary home, beautifully designed and exquisitely finished. The property incorporates the very latest technology to include every mod con you could think of. From its feature polished tiled floors to the impressive luxury fitted 'Mulberry', kitchen with contrasting teardrop Walnut breakfast bar, this property will not disappoint. Fabulous lighting, illuminates the open plan living space and the extensive bi fold doors open out onto the large gardens, overlooking the heated swimming pool and beyond, towards the large fishing lake. Continuing upstairs you will find 5 large bedrooms, with the master suite having a spacious dressing room and shower room, together with bi fold doors opening to a huge balcony overlooking the rear of the property. To fully appreciate this stunning home with its many design features, we strongly recommend an early inspection.*

### **ACCOMMODATION**

#### **IMPOSING ENTRANCE HALL**

composite door with sealed unit double glazing and side windows to a

#### **IMPOSING ENTRANCE HALL 16' 8" x 10' 11" (5.07m x 3.32m)**

sweeping staircase to first floor with LED lighting, polished porcelain tiled floor, inset ceiling spot lighting, infrared alarm sensor and control panel.

#### **FEATURE OPEN PLAN LOUNGE 40' 10" x 23' 11" (12.45m x 7.29m)**

with double aspect windows, upvc double glazing, integrated surround sound system, tv and sky tv points, polished porcelain tiled floor, inset ceiling spot lighting, 6 unit bifold doors with electric blinds, overlooking the rear garden, opening to

#### **KITCHEN/BREAKFAST ROOM 28' 5" x 11' 5" (8.67m x 3.47m)**

fitted in a range of Mulberry units in a Wimborne white colour, fully fitted with integrated appliances including Range Master induction cooking range, glass splashbacks and matching stainless steel extractor canopy, integrated dishwasher with front decor panel, wine cooler, Smeg coffee maker, matching oven and 2 warming drawers, Fisher Paykel double american style fridge



freezers with base units, feature stone worktops, contrasting with solid walnut teardrop breakfast bar, extensive range of base and wall units, wall cupboards with under lighting, polished porcelain floor, inset ceiling spot lighting, 3 unit bifold doors to rear garden with integrated electric blinds. large opening to

**DINING ROOM** 15' 9" x 14' 11" (4.79m x 4.55m)

upvc double glazed window overlooking front garden, polished porcelain tiled floor, inset ceiling spot lighting.

**UTILITY ROOM** 14' 6" x 8' 11" (4.43m x 2.71m)

with plumbing for automatic washing machine, polished porcelain tiled floor, electric meters and fuse boxes, upvc double glazed window and matching side door, fitted blinds, inset ceiling spot lighting.

**SHOWER ROOM** 8' 8" x 3' 8" (2.64m x 1.11m)

shower area with Aqualisa Power shower unit, pedestal washbasin, hot and cold, low level wc, fully tiled walls, polished porcelain tiled floor, upvc opaque glazed window.



**STUDY** 10' 0" x 5' 10" (3.06m x 1.79m)

upvc double glazed window overlooking front garden, telephone point, ample power points, polished porcelain tiled floor.

**STAIRS TO FIRST FLOOR AND GALLERIED LANDING** 20' 10" x 10' 11" (6.36m x 3.32m)

upvc double glazed window, radiator, inset ceiling spot lighting, stairs to second floor, cupboard space under.

**MASTER BEDROOM** 17' 11" x 12' 0" (5.45m x 3.67m)

2 modern style upright radiators, inset ceiling spot lighting, bedside lamps, 3 unit bifold doors to feature balcony, arched opening to

**INNER LOBBY AND EN SUITE DRESSING ROOM** 8' 6" x 8' 10" (2.58m x 2.70m)

feature Caleido upright mirrored radiator, inset ceiling spot lighting.

**EN SUITE SHOWER ROOM** 8' 8" x 7' 0" (2.63m x 2.13m)

double walk-in shower cubicle with a thermostatic shower unit, overhead drencher, low level wc, washbasin, hot and cold mixer tap, grey wood effect



cabinet, chrome towel rail/radiator, tiled walls and floor, upvc opaque glazed window, extractor fan, upvc opaque glazed window.

**BEDROOM 2** 21' 5" x 15' 11" (6.54m x 4.84m)

upvc double glazed window, 2 radiators, tv and sky tv points, double built-in airing cupboard housing a twin hot water storage system, slatted shelving, inset ceiling spot lighting.

**BEDROOM 3** 16' 1" x 13' 9" (4.89m x 4.18m)

double aspect windows with upvc double glazing, radiator, tv point, inset ceiling spot lighting.

**BEDROOM 4** 13' 8" x 11' 5" (4.16m x 3.49m)

double aspect windows with upvc double glazing, radiator.

**FAMILY BATHROOM (L SHAPED)** 12' 11" x 10' 7" (3.93m x 3.23m)

double walk-in shower cubicle, thermostatic shower unit, overhead drencher, low level wc, modern contemporary washbasin, hot and cold mixer tap, cabinet under and matching wall unit, stand alone bath with hot and cold mixer and shower faucet, chrome towel rail/radiator, tiled floor, inset ceiling spot lighting.



**STAIRS TO SECOND FLOOR AND LANDING**

upvc double glazed velux window.

**BEDROOM 5 (IDEAL TEENAGERS ACCOMMODATION)** 17' 10" x 16' 8" (5.44m x 5.09m)

2 dormer windows with upvc double glazing, rear velux window, 2 radiators, inset ceiling spot lighting, door to

**LOUNGE AREA 2 BEDROOM 5** 15' 6" x 16' 8" (4.72m x 5.09m)

double glazed velux window with elevated views over Gunton rugby and recreational fields, access to roof eaves, inset ceiling spot lighting.

**OUTSIDE**

To the front, good size gardens laid to lawn with brick retaining walls, wrought iron gates and sweeping gravelled driveway leading to further large gravelled car standing turning area, boat/caravan storage area, double timber gates providing throughway access to paddocks with timber fencing, range of mature trees, to the alternate side of the property is a further gravelled driveway leading to garage, to the rear of the garage is an

enclosed area containing an oil storage tank, integral to the property is a boiler room with a grant oil fired boiler heating domestic hot water and radiator heating system, upvc door and window. To the rear are gardens laid mainly to lawn with a central kidney shaped swimming pool with deep and shallow ends, surrounded by paving, timber pool house 3.08m x 2.21m with an oil fired boiler heating swimming pool, filtration plants, power and light on a fused supply, large timber garden store, timber summer house, orchard area with mature fruit trees, leading down to a large natural pond, variety of mature trees. The house is situated in approximately 1/2 an acre of formal gardens to include large natural lake.

**BRICK AND TILE CAR PORT** 23' 8" x 14' 9" (7.22m x 4.50m)

with power and light on a fused supply.

**BRICK GARAGE** 16' 9" x 12' 11" (5.10m x 3.94m)

with power and light on a fused supply with timber up and over and personal door.

**EXTERNAL WC** 4' 0" x 3' 7" (1.22m x 1.08m)

with high level suite, washbasin, hot and cold, upvc door.

### **ENERGY RATING**

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Viewing by arrangement with Hardimans Ref: HL00023368

Tenure: Freehold

Council Tax Band: G







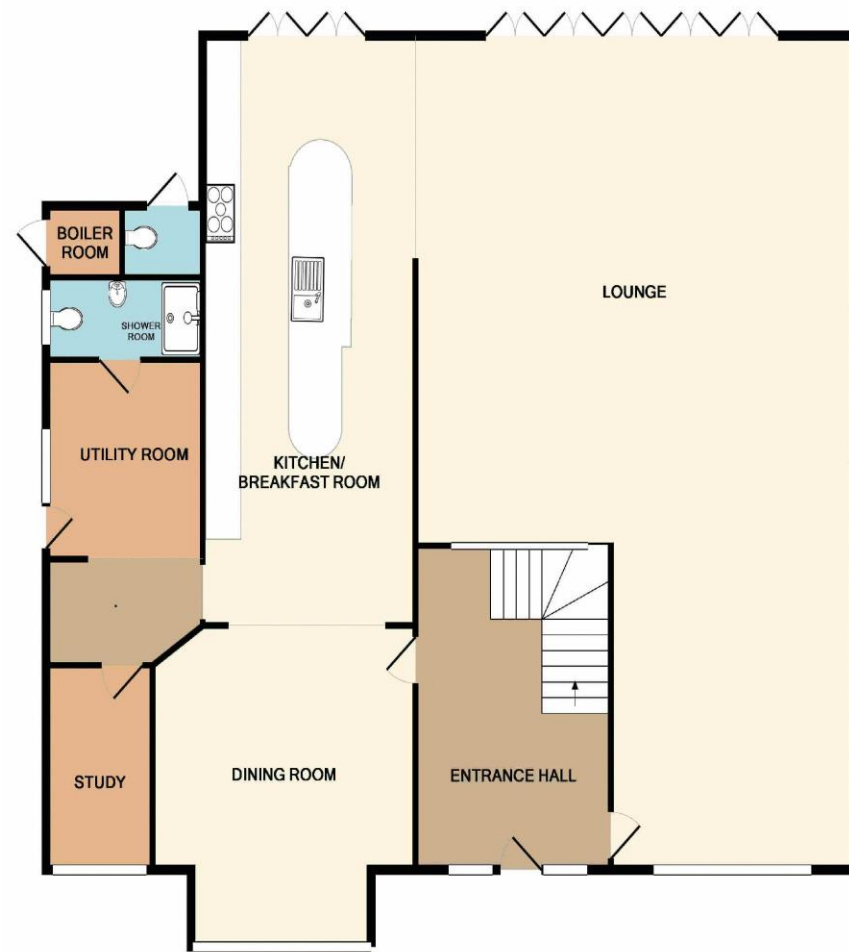












GROUND FLOOR



1ST FLOOR



2ND FLOOR

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