

**Lowestoft 01502 733399**

**Gorleston 01493 658854**

OFFERS IN EXCESS OF:

**£600,000**



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## **Lowfields, 54 Lakeland Drive Lowestoft, NR32 2QT**

- SUBSTANTIALLY EXTENDED FAMILY HOME
- EPC RATING E
- FOUR DOUBLE BEDROOMS
- SPECTACULAR TERRACED GARDEN
- DOUBLE GARAGE
- OVER 2,200 SQ FT
- STUNNING GARDEN ROOM to REAR
- PEACEFUL LOCATION in a PRIVATE DEVELOPMENT
- EXCELLENTLY PRESENTED
- ENJOY YOUR OWN GARDEN PUB

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Enter your beautiful new home through your part-glazed front door into your Porch. uPVC sealed unit double glazing allows an abundance of natural daylight through plus pleasant views over your front lawn, this is the perfect place to hang up your coat, kick off your shoes and relax in your new home.

Hall

The moment you step into the Hallway, you get that feeling of space and luxury. Beautiful ceramic tiled wood effect flooring has been laid, your carpeted staircase leads you up to all first floor rooms, there's a radiator with ornate cover and doors lead off to your Kitchen Breakfast Room, Lounge and ...

Cloakroom WC 5' 3" x 3' 5" (1.60m x 1.05m)

Essential for the growing family is the ground floor Loo! A modern contemporary suite comprising of a low level WC, wash hand basin is featured and an opaque uPVC sealed unit double glazed window.

Lounge 21' 7" x 11' 8" (6.59m x 3.56m) plus bay

Your cosy yet spacious Living Room features a large bay with uPVC sealed unit double glazing to front aspect and a set of sliding patio doors at the other end. Quality wood laminate has been laid to floor, there's two double radiators and gas fired feature fireplace complete with marble surround.

Kitchen Breakfast Room 21' 6" x 21' 1" (6.56m x 6.43m) max 'L' shaped

The heart of any home has to be the Kitchen and this one is no different. Spacious and 'L' shaped, there's a snug area, large enough for a dining suite, however cosy enough for a couple of easy chairs.

Your Kitchen features a range of base and wall units fitted to four walls complete with Burford Grey doors and drawers and solid oak worktops over. There's a super stainless steel range cooker and plenty of space is available for your fridge freezer and dishwasher, while a stainless steel single designer sink with adjustable mixer tap is situated under one of the two uPVC sealed unit double glazed windows allowing beautiful view over your rear garden, the other to the front. Flat ceilings with inset spotlights, a vertical radiator and wood grain effect ceramic tiles are laid to floor. A door leads you to your ...

Utility Room 10' 5" x 5' 11" (3.18m x 1.80m)

This handy room features doors leading off to your Garage, Laundry room and your part-glazed back door leads you outside. There's a uPVC sealed unit double glazed window and a range of base units with a butler sink and real wood worktop over. There's a radiator with ornate cover, the ceramic tiled floor extends through from the Kitchen and a further door leads you through to your ...

Laundry Room 5' 10" x 5' 11" (1.77m x 1.80m)

The perfect place to keep all your washing out of the way with ample space and plumbing for your washing machine and tumble dryer. Plenty of storage, a window and tiled floor.

Garden Room 24' 10" x 12' 0" (7.58m x 3.66m)

An extra 358 sq ft has been added to the living space of this beautiful family home with the construction of this stunning extension. Constructed of brick and uPVC sealed unit double glazing with a reflective self cleaning roof and French doors leading out to your patio. Wood grain ceramic tiling has been laid to floor over the 'under floor heating, there's also a radiator and plenty of lighting with two chandeliers inset spotlighting in the flat plastered ceilings around the periphery of the roof.

A beautiful room to dine or sit and enjoy your Garden.

Landing

At the top of the stairs, your Landing features a large cupboard and doors lead you in to all Bedrooms and Bathroom.

Master Bedroom 11' 9" x 11' 7" (3.58m x 3.52m)

Located to the front part of the property, your Master features a uPVC sealed unit double glazed window, sumptuous fitted carpet, radiator and large mirrored wardrobes. A door leads you in to your ...

Ensuite 5' 10" x 9' 3" (1.78m x 2.81m) max

The perfect place to visit first thing in the morning or last thing at night is your very own Ensuite. A suite comprising of a corner shower / steam cabin cubicle, low level WC and wash hand basin. There's an opaque uPVC sealed unit double glazed window, chrome heated towel rail and ceramic tiled floor.

Bedroom 2 11' 10" x 11' 6" (3.60m x 3.50m)

Similar size to your Master, Bedroom 2 features a uPVC sealed unit double glazed window, laminate floor and radiator.

Bedroom 3 11' 10" x 10' 1" (3.60m x 3.07m) narrowing to 2.51m

Another decent size double with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 9' 3" x 6' 3" (2.83m x 1.90m)

Your fully tiled luxury Bathroom features a suite comprising of an 'L' shaped Jacuzzi bath with shower and glass screen, a low level WC and beautiful vanity unit with twin circular sinks. There's an opaque uPVC sealed unit double glazed window, ceramic tiled floor and heated towel rail. Wallow in luxury.

Bedroom 4 11' 6" x 9' 9" (3.51m x 2.97m) narrowing to 2.42m

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

Double Garage 21' 2" x 17' 3" (6.45m x 5.25m)

A Lobby from the Utility Room gives access to the Garage. Your Garage features a window, large vehicular remote door, water supply, power and light. There's also a loft allowing plenty of extra storage.

Front Garden & Driveway

A development of just a handful of properties, you will benefit from a private access road leading down to a sweeping Driveway allowing parking for multiple vehicles and manicured Lawn.

Rear Garden

This beautifully landscaped rear Garden needs to be seen to be appreciated. Adjacent to the rear of the property, you will find a large patio, artificial lawns and borders packed with mature shrubs, plants and exotic trees. You then experience the spectacular terrace with steps leading up to the top tier where you will discover a stunning sun trap Garden, again with artificial lawns, timber decking, outside power points, tap and garden lights. On the top terrace, enjoy your very own Garden Bar complete with everything you need to entertain your friends. Fridge, bar, stools, lighting ... there's even a covered barbecue area. At the other end, there's another timber cabin, perfect for your garden storage items. A super garden for the whole family to enjoy.

Council Tax  
Band E

SUMMARY

Tucked away in a private development of a handful of executive style properties, this beautiful property has everything. That spectacular Garden, the stunning Garden Room, the Kitchen ... infact the whole property is in a show home condition and ready for you to view. Call us on the numbers on page one to arrange.

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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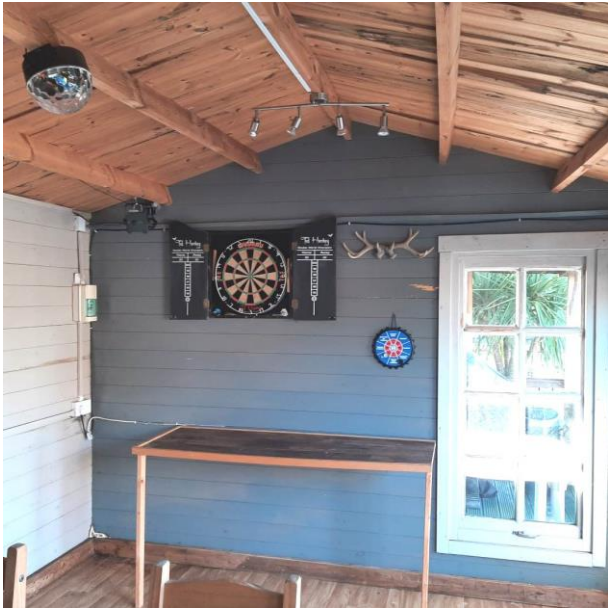




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## A BEAUTIFUL DETACHED FAMILY RESIDENCE - SUBSTANTIALLY EXTENDED AND IMPROVED

We are delighted to offer for sale this excellently presented property tucked away on a large plot in Oulton Broad. Your accommodation comprises of good size Lounge, huge Garden Room, Kitchen Breakfast Room, Utility, Laundry and Cloakroom WC on the ground floor, while upstairs, four double Bedrooms, one with Ensuite and luxury Bathroom. All this with the modern creature comforts of gas central heating and double glazing. There is a stunning terraced rear Garden, Double Garage and sweeping gravel Driveway.

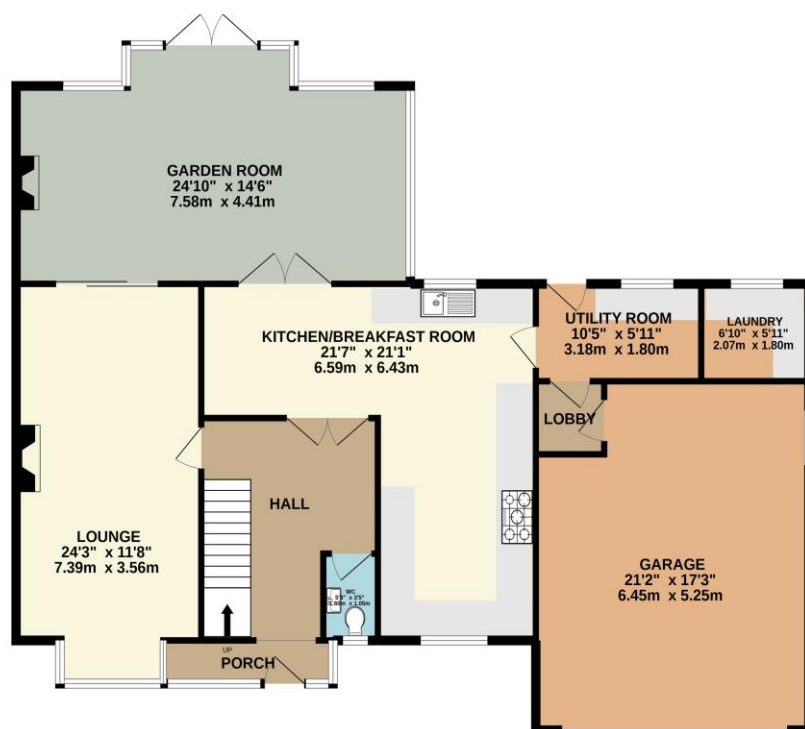
**OVER 2,200 sq ft of LUXURY – AND YOUR VERY OWN GARDEN PUB**

### LOCATION AND AMENITIES

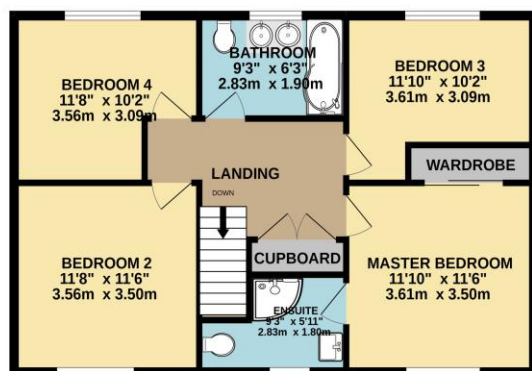
Situated in a quiet cul-de-sac at the very bottom of Lakeland Drive, hidden away, most people don't know this select little development exists. Located between Lowestoft and Oulton Broad just off Normanston Drive, this gorgeous property is conveniently positioned for access to the town centre, Oulton Broad has lovely attractions with a range of amenities such as restaurants and bars pubs and the picturesque Nicholas Everetts Park which nestles on the edge of the beautiful broads.

Enjoy a short stroll to Normanston Park which features a cafe and skate park, Oulton Broad railway Station is closeby and less than a half hour walk to Lowestoft town centre bustling with high street brands. Travel a little further and the stunning Suffolk countryside awaits you and the quaint market town of Beccles just a 10 minute drive.

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



1ST FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



54 LAKELAND DRIVE, LOWESTOFT

TOTAL FLOOR AREA: 2244 sq.ft. (208.5 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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