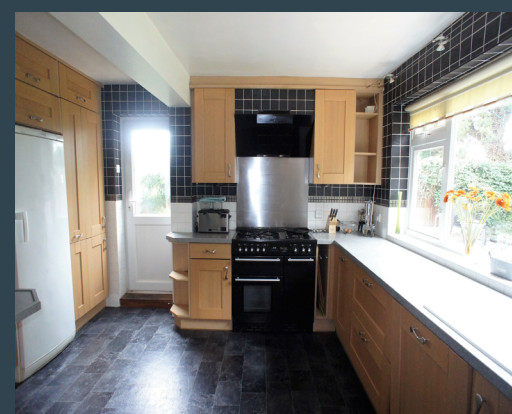




# KNIGHTS *Regal*

Property services  
of distinction  
since 1965



## Stunning 5 Bedroom Detached House.

Knights Regal are excited to be offering this impressive 5 bedroom detached house which is situated in a sought after cul-de-sac in North Oulton Broad. The property is deceptive in size and would make the perfect forever family home. There is an opportunity to refurbish the expansive garage extension to create a self contained annexe, (SPP) and still leaving room for one or both garages. The property is positioned on a large corner plot with a private enclosed rear garden. You will need to be quick not to miss out!

**£375,000**

**FREEHOLD**

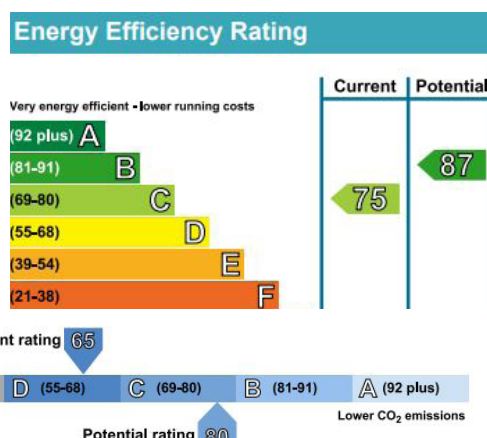
- Large Detached 5 Bed House
- Solar panels for low energy costs
- Gas central heating
- Large master with en-suite bathroom
- Double Garage
- No onward chain
- Private driveway

### Energy Efficiency Rating

Full report available to download from our website

These graphs show the current energy efficiency and environmental impact rating of this property.

### Environmental (CO<sub>2</sub>) Impact Rating



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Benefiting from Solar panels which produce renewable energy and dramatically reduces the electricity bills. UPVC windows and doors, electric garage doors, lovely private gardens and driveway. This property will make a very special home.

The property comprises: Entrance porch through the white UPVC door, ceramic tiled flooring, neutral walls, spot lights to ceiling. White UPVC door leading to:

Large inner hall 2.8M x 7.3M Ceramic floor tiles to match the porch, spot lighting to the ceiling, good size cloaks cupboard, lovely open staircase leading to the first floor with cream carpet.

Door to utility/annexe 3.9M x 3.7M which has been plaster boarded, concrete flooring, lighting and electrics, plumbing and waste. UPVC door leading to the rear garden, doorway leading into the large double garage which has electric doors, lighting and sockets.

Study 3.5M x 2.5M Has cream worktops with matching

wall units above and below for storage and ample work space. UPVC window to front aspect over looking the well maintained front garden and drive. radiator.

Dining area 3.9M x 3.6M has a large UPVC window to the front aspect, a decorative archway leading through to the Lounge 8.5M x 4.0M, a very lovely family space with wonderful patio doors leading onto the private, enclosed garden, a large UPVC window which again looks onto the garden, side aspect UPVC window. Large brick fireplace with open fire, 2 radiators.

Kitchen 4.2M x 4.0M, has everything you need. Modern wooden cupboards to wall and base with matching chrome fittings, integrated dishwasher, white ceramic sink and drainer with stainless steel mixer tap, range style cooker with gas hob, stainless steel splash back to wall and modern extractor fan, black vinyl flooring, fridge, grey worktops, tiled splash backs, breakfast bar with cupboards below, UPVC window overlooking the garden, UPVC door to rear garden.

WC has white WC and handbasin, Vinyl flooring, UPVC window to side aspect.

Bedroom Five 3.7M x 2.9M UPVC window to side aspect, radiator, white sink with vanity unit below.

Stairs and landing have ample storage cupboards to match the ground floor layout, which house the water tank and shelving, loft hatch leading to the loft which is boarded.

Bedroom Three 3.9M x 3.6M,

Bedroom Four 3.4M x 2.4M

Bedroom Two 3.7M x 2.8M,

Separate WC with modern white suite, UPVC window. Shower room has a wonderful double size shower cubicle, white hand basin, tiled splash backs, UPVC window to side aspect, radiator, laminate flooring, large storage unit with a vanity area and mirror.

The Master bedroom is an impressive 8.5M x 4M with a fantastic en-suite 4.2M x 2.2M 2 x radiators, 2 UPVC windows over looking the rear garden, spot lighting,



modern built in wardrobes above the bed space, and a wonderful dressing room area with matching built in wardrobes and drawers with mirror. En-suite has Laminate flooring, modern white bath with separate shower cubicle, white WC, large UPVC window to rear aspect, radiator, tiled walls.

Outside the property is set back from the road with a sweeping driveway which leads to the garages which have electric doors. Enclosed by a low level brick wall, lovely flower borders and front garden, 2 gates leading to the rear from both sides of the property for pedestrian access.

The rear garden is a very good size and is enclosed with high level fences, well established trees and bushes for extra privacy. The garden runs along the side of the property around the rear of the garages there you will find a good size patio area which is perfect for BBQs, various plants and shrubs, UPVC door to the kitchen, 3 small storage out buildings and a shed, UPVC door to the Annexe/Utility room.

