



**Highgrove Close, Lowestoft NR32 2RG**

**welcome to**

**Highgrove Close, Lowestoft**

William H Brown are delighted to present this NEW property on Highgrove Close. This property has been decorated to a impeccable standard throughout, and offers superb space and layout. Based in the popular location of Oulton, the property offers easy access to local shops and amenities.



**William H Brown are very excited to present this stunning NEW property on Highgrove Close, Lowestoft. This property has been furnished to an extremely high and modern standard throughout. The outside of the property offers spacious parking in the form of a brick weave driveway. The garden is laid to lawn; with surrounding fence to the side and rear aspects to add privacy. Inside the home; natural, light and airy colours have been utilised throughout and partnered with complementary tones in furniture to create a friendly and welcoming environment. It consists of a spacious lounge with double doors leading into stunning kitchen/ diner, with integral appliances and space for dining table to entertain guests. The property also offers two spacious double bedrooms, with the master having a beautiful en-suite. A study is also located with desks and units. A separate family bathroom is also available, with bath tub. The home is also based in the popular location of Oulton, offering easy access to local shops and amenities, as well as bus routes! Call 01502 585998 to avoid missing out on this gorgeous property.**

## **Luxury Park Home; One Floor**

### **Utility Room**

Double glazed front door, Fitted top and base kitchen units with work surfaces, Partially tiled walls, Integrated washer and dryer units, Power points, Built in storage cupboard, Laminate wood effect flooring.

### **Kitchen/ Diner**

19' 7" x 12' 7" ( 5.97m x 3.84m )  
Double glazed window to side aspect, Double glazed door providing side access, Open plan dining room area shared with kitchen, Access to hallway, Double doors lead to lounge, Power points, Modern fitted kitchen top and bottom units with work surfaces, Partially tiled walls, Sink and drainer unit, Electric hob, Oven, Overhead extractor fan, Fridge/freezer unit, Carpet flooring in dining are and Laminate wood effect flooring kitchen.

### **Lounge**

19' 1" x 10' 6" ( 5.82m x 3.20m )  
Two double glazed window to front aspect, One double glazed window to side, Electric feature fireplace, Two radiators, TV and power points, Carpet flooring.

### **Hall**

Access to all bedrooms, study and bathroom, Loft hatch, Built in storage cupboard, Radiator, Carpet flooring.

### **Bedroom 1**

9' 6" x 8' 9" ( 2.90m x 2.67m )  
Double glazed window to side aspect, Door leading to en suite, Double bedroom, Two built in wardrobes, TV and power points, Radiator, Carpet flooring.

### **En Suite**

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin, Built in unit, Radiator, Shower cubicle with overhead shower, Extractor fan, Laminate wood effect flooring.

### **Bedroom 2**

9' 4" Max x 8' 8" ( 2.84m Max x 2.64m )  
Double glazed window to side aspect, Double bedroom, Built in wardrobe, Radiator, Power points, Carpet flooring.

### **Bathroom**

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin with built in unit below, Bath tub with taps, Radiator, Wood effect laminate flooring.

### **Study**

Double glazed window to rear aspect, Fitted desks and units, Radiator, Power points, Carpet flooring.

### **Outside**

#### **Front Garden**

Laid to lawn to front, Brickweave driveway to side aspect, Stairs leading to side and Main door.

#### **Rear Garden**

Laid lawn to rear with wrap around garden.



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## Highgrove Close, Lowestoft

- Two Bedrooms and Study
- Driveway
- Modern Throughout
- Spacious Rooms
- Convenient Location

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over

**£215,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107151 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



[williamhbrown.co.uk](http://williamhbrown.co.uk)