



Station Road, Somerleyton LOWESTOFT NR32 5QL

welcome to

Station Road, Somerleyton LOWESTOFT

William H Brown are delighted to present this spacious FOUR bedroom home, situated in Somerleyton. This property boasts large rooms throughout with field views to front and rear! Please call William H Brown Lowestoft on 01502 585998 today!

Accommodation

Ground Floor

Entrance Hall

Double glazed door to front aspect, Leads to lounge, Diner and WC, Carpet stairs leading to first floor landing, Radiator, Power points, Tiled and Laminate wood effect flooring with underfloor heating.

Wc

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin with unit below, Tiled flooring with underfloor heating.

Lounge

14' 7" x 11' 7" (4.45m x 3.53m)

Double glazed window to front aspect, Feature fireplace, Radiator, Power points, Carpet flooring.

Kitchen/ Dining Room

29' 8" Max x 13' 9" Max (9.04m Max x 4.19m Max)

Dining Room Aspect: Double glazed window to rear aspect, Double glazed patio doors leading to rear garden, Open plan living to kitchen Two radiators, Two built in storage cupboards, Laminate wood effect flooring.

Kitchen Aspect: Open plan with dining room, Access to utility room, Double glazed window to rear and side aspects, Partially tiled walls, Fitted kitchen base and wall units with work surfaces, Sink drainer unit, Plumbing for dishwasher, Space for double gas oven with extractor fan above, inlet for fridge, Under floor electric heating Tiled flooring.

Utility Room

Double glazed window to rear and side aspects, Double glazed side access door, Fitted units with work surfaces, Plumbing for washing machine and dryer, Power points, Under floor electric heating under tiled flooring.

First Floor Landing

Double glazed window to side aspect, Loft hatch, Built in airing cupboard with fitted shelving, Carpet flooring.

Bedroom 1

12' 8" x 11' 7" (3.86m x 3.53m)

Double glazed Dorma window, Double bedroom, Built in storage cupboards, Power points, Carpet flooring.

En Suite

Double glazed Veluxe window to front aspect, Fully tiled walls, Toilet, Wash hand basin with fitted units, Built in storage cupboard, Shower cubicle, Tiled flooring.

Bedroom 2

15' 7" x 10' 10" (4.75m x 3.30m)

Double glazed Dorma window to front aspect, Double bedroom, Power points, Carpet flooring.

Bedroom 3

13' 1" x 9' 5" (3.99m x 2.87m)

Double glazed window to front, Double bedroom, Built in storage cupboard, Radiator, Carpet flooring.





Bedroom 4

10' 10" x 9' 2" (3.30m x 2.79m)
Double glazed window to rear aspect, Double bedroom, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub, Laminate wood effect flooring.

Outside

Front Garden

Gravel driveway to front and side aspects providing ample parking, Fencing with shrubbery to front.

Rear Garden

Rear gated access to village field. Patio area leading to grassed area with decking and summerhouse and storage shed, Landscaped garden with flower beds, Seating area, Greenhouse and Workshop.

Outbuilding

Brick built storage shed to rear aspect.

Special Features

Stunning views across fields to front and back aspects.



view this property online williamhbrown.co.uk/Property/LOW107257



welcome to

Station Road, Somerleyton LOWESTOFT

- Four Bedroom House
- Ample Parking Available
- Village Location
- Spacious Rooms Throughout
- Large Rear Garden
- Special Feature of Field Views
- Downstairs WC, En Suite and Family Bathroom
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: D

offers over

£450,000



Ground Floor



First Floor

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.

view this property online williamhbrown.co.uk/Property/LOW107257



Property Ref:
LOW107257 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



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



williamhbrown.co.uk