



Old Hall Cottages Flixton Road, Flixton Lowestoft NR32 5PD

welcome to

Old Hall Cottages Flixton Road, Flixton Lowestoft

William H Brown are delighted to present this Three Bedroom Cottage on Flixton Road. Based in a rural location, with surrounding countryside, the property is based in the heart of the charming village of Flixton. With superb garden space, this home is fit for anyone looking to enjoy nature!



****Guide Price £300,000 - £325,000 **William H Brown are thrilled to offer this Three Bedroom Semi-Detached Cottage on Flixton Road. Based in the rural village of Flixton, the property offers access to a variety of amenities, as well as beautiful walks through the surrounding fields. The property offers great space throughout, with large reception and bedrooms throughout! The home begins with a convenient entrance hall, leading to the lounge and dining room. Both rooms are fantastic spaces for entertaining, with the lounge also containing a log burner, perfect for a cottage style home! An additional reception room in the form of a conservatory can be located at the rear of the home. The properties' well decorated shower room and bathroom, are also located on the ground floor, off of the hallway. The first floor currently offers Three Double Bedrooms, all offering great potential for a buyer to put their own stamp on! The home sits on a beautiful plot, overlooking the nearby fields. The rear garden is of a fantastic size, offering superb outdoor space. A well designed front garden is also situated at the home, with a lovely seating area, as well as driveway and garage to side. Please call 01502 585998 to book a viewing today!**

Ground Floor

Entrance Hall

Double glazed Front door, Doors leading to Lounge, Dining Room and Bathroom, Power points, Two storage cupboards, Stairs leading to first floor landing, Tiled flooring.

Lounge

18' 10" x 15' (5.74m x 4.57m)
Two single glazed windows to front aspect, One single glazed window to side, Feature fireplace with log burner, Power points, Two radiators, Carpet flooring.

Family Bathroom

Double glazed window with wooden frame to rear aspect, Fully tiled walls, Toilet, Vanity unit with sink, Large radiator, Bath tub, Extractor fan, Laminate flooring.

Dining Room

13' 5" x 10' 5" (4.09m x 3.17m)
Single glazed window to front and side aspect, Power points, Laminate flooring.

Kitchen

13' 5" x 11' 5" (4.09m x 3.48m)
Double glazed patio doors leading to conservatory/snug, Partially tiled walls, Range of fitted wall and base kitchen units with work surfaces, Sink, Breakfast bar, Gas oven, Electric hob, Extractor fan, Space for dishwasher, Laminate flooring.

Utility Space

Accessible from the lounge and leading to the Shower room, Single glazed window to rear aspect, Rear door.

Shower Room

Single glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Extractor fan, Tiled flooring.

Conservatory/ Snug

12' 4" x 7' 10" (3.76m x 2.39m)
Double glazed windows to rear, Double glazed patio door leading to rear garden, Radiator, Power points, Carpet flooring.

First Floor

Landing

Access to all bedrooms, Loft hatch, Wooden flooring.

Bedroom 1

15' 9" x 11' 7" (4.80m x 3.53m)
Two Velux windows, Power points, Wooden flooring.

Bedroom 2

13' 5" x 11' 6" (4.09m x 3.51m)
Single glazed window to side aspect, Power points, Wooden flooring.

Bedroom 3

12' 9" x 10' 6" (3.89m x 3.20m)
Single glazed windows to side and front aspects, Two built in storage cupboards, Radiator, Power points, Wooden flooring.

Outside

Front Garden

Laid to lawn with a small footpath with a range of shrubbery, trees and plants, Gate to front, Brickweave driveway which provides ample off road parking and leads to the garage. Shingle courtyard area to side aspect provides additional space for outdoor furniture.

Rear Garden

Partially laid to lawn and partially paved with access via the side gate.

Garage

19' 6" x 9' 3" (5.94m x 2.82m)
Single garage; Single glazed windows to side aspects, Outwards opening wooden doors and Double glazed patio door exit, Fully powered with lighting.



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Old Hall Cottages Flixton Road, Flixton Lowestoft

- Located in Desirable Flixton Area
- Semi-Detached Cottage with Plenty of Charm
- Three DOUBLE Bedrooms
- Off Road Parking and Garage
- Plenty of Reception Rooms for Entertaining
- Kitchen with Breakfast Bar
- Field Views with being a Rural Location
- Shower Room and Bathroom

Tenure: Freehold EPC Rating: F

guide price

£300,000 - £325,000



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:
LOW106873 - 0009

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