



Ashfield Crescent, Lowestoft NR33 9BE

welcome to

Ashfield Crescent, Lowestoft

William H Brown are pleased to present this wonderful THREE bedroom Semi-Detached property located in sought after area of South Lowestoft. This property offers off road parking, a conservatory, Downstairs Wc and a generously sized garden. Call TODAY to arrange a viewing on 01502 585998 !



William H Brown are pleased to present this wonderful THREE bedroom Semi-Detached property located in sought after area of South Lowestoft. Local amenities are of a premium in this area, being a short drive from Oulton Broad, which offers a wide variety of shops, restaurants, bars and an abundance of activities suitable for all ages. Lowestoft's award winning beaches are also under a ten minute drive in the car. Boasting a driveway suitable for a couple of vehicles to the front, three separate bedrooms, a lounge, kitchen/diner and family shower room there are many desirable aspects to this specific property. In addition, it also offers a generously sized rear garden, ideal for buyers with children or individuals searching for a good amount of outdoor space for entertaining guests or gardening. The property has also been extended to the rear with a Conservatory and Downstairs WC. Please call William H Brown today to arrange a viewing 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Access to Lounge, Kitchen, Utility room and Storage cupboard, Stairs leading up to first floor, Power point, Radiator, Laminate flooring.

Lounge

13' 8" x 11' 6" (4.17m x 3.51m)
Double glazed window to rear aspect, Electric fireplace, Radiator, Power points, Carpet flooring.

Kitchen/ Diner

12' x 9' 4" (3.66m x 2.84m)
Double glazed window to front aspect, Partially tiled walls, Range of fitted wall and base units with work surfaces, Sink and drainer unit, Gas oven, Electric hob, Over head extractor fan, Plumbing for washing machine, Space for dishwasher, Room for a dining table, Tiled flooring.

Utility Room

10' 2" x 6' 5" (3.10m x 1.96m)
Double glazed window to side aspect, Partially tiled walls, Range of wall and base unit with worksurfaces, Sink, Power points, Radiator, Space for fridge/freezer, Tiled flooring.

Rear Lobby

Double glazed patio door side aspect, Access to Conservatory and Downstairs Wc, Tiled flooring.

Conservatory

8' 1" x 11' 2" (2.46m x 3.40m)
Double glazed door leading to rear garden, Power points, Radiator, Laminate flooring.

Wc

Toilet, Wash hand basin, Extractor fan, Laminate flooring.

First Floor

Landing

Double glazed window to side aspect, Access to Bedrooms 1,2 and 3, Toilet and Shower room, Loft hatch, Carpet flooring.

Bedroom 1

12' 7" x 10' 7" (3.84m x 3.23m)
Double glazed window to front aspect, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 7" x 10' 3" (3.53m x 3.12m)
Double glazed window to rear aspect, Built in storage cupboard, Radiator, Power points, Carpet flooring.

Bedroom 3

9' 7" x 7' 7" (2.92m x 2.31m)
Double glazed window to front aspect, Built in storage cupboard, Radiator, Power points, Carpet flooring.

Wc

Double glazed window to rear aspect, Vinyl flooring.

Shower Room

Double glazed window to rear aspect, Partially tiled walls, Sink, Shower cubicle, Heated towel rail, Vinyl flooring.

Rear Garden

Partially paved and partially laid to lawn, Two wooden sheds, Three raised flower beds.

Parking

Front drive for a couple of cars.



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welcome to

Ashfield Crescent, Lowestoft

- Three Bedroom Semi-Detached Property
- Generously Sized Rear Garden
- Off-Road Parking
- Great South Lowestoft
- Extended with Conservatory and Downstairs Wc
- Kitchen/Diner and Utility Room
- Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

£180,000



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:
LOW107415 - 0008

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.



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