



**Holly Road, LOWESTOFT NR32 3NH**



**welcome to**

**Holly Road,LOWESTOFT**

William H Brown are excited to present this beautifully decorated FOUR bedroom, DETACHED BUNGALOW on Holly Road. This property offers a contemporary and spacious Kitchen/Diner, Four bedrooms - the master with en suite, Lounge ideal for quality family time, Family bathroom and separate Shower room.



## **Location**

It is located in the desirable and sought after area of Oulton Broad; with having the convenience of being situated close to Oulton Broad North train station with direct links to Norwich. There is also easy access to local independents with a range of restaurants, pubs and cafes to discover near the Broads; which attracts many water sports enthusiasts of varying abilities. There are also many local Schools, Sixth forms and Colleges in the area of Lowestoft which are easily commutable and suitable for all age ranges.

## **Accommodation**

### **Ground Floor – Bungalow**

#### **Entrance Hall**

Front door, Access to Lounge, Kitchen/Diner, All Bedrooms, Family Bathroom and Garage/Workshop, Built in Electric cupboard, Two loft hatches, Built in airing cupboard, Spotlights, Radiator, Partially Wood effect laminate flooring which turns to carpet.

#### **Lounge**

15' Max x 12' 3" Max ( 4.57m Max x 3.73m Max )  
Double glazed window to front and side aspects, TV Point and Power points, Radiator, Carpet.

#### **Kitchen/ Diner**

21' 3" x 12' ( 6.48m x 3.66m )  
Open plan Kitchen Diner space;  
Lounge Aspect; Double glazed window to Front aspect, Skylight above, Double glazed French doors leading out to garden, Access to Utility Room which then has access to Shower Room, TV and Power points, Spotlights, Wood effect flooring.  
Kitchen Aspect; Double glazed window to Front aspect, Feature exposed brick wall, Fitted Kitchen Base units with work surfaces and Breakfast bar, Sink and drainer unit, Integrated oven and grill, Electric hob, Radiator, Power points, Wood effect flooring.

#### **Utility Room**

6' 3" x 6' 3" ( 1.91m x 1.91m )  
Double glazed window to Side aspect, Leads to Shower room, Double glazed door to Front, Fitted work tops, Space for 50/50 fridge freezer unit, Plumbing for washing machine and tumbler dryer, Tiled flooring.

#### **Shower Room**

Double glazed window to rear aspect, Partially tiled walls, Toilet, Wash hand basin, Corner shower cubicle, Spotlights, Extractor fan, Radiator, Tiled flooring.

#### **Bedroom 1**

11' 9" x 12' 1" ( 3.58m x 3.68m )  
Double glazed window to Side aspect, Access to En Suite, Double bedroom, Fashion radiator, Power points, Carpet flooring.

#### **Bedroom 2**

10' x 9' 7" ( 3.05m x 2.92m )  
Double glazed window to Side aspect, Double bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3/ Study**

9' 9" x 9' 1" ( 2.97m x 2.77m )  
Double glazed Skylight, Size enough for Double bedroom but currently utilised as a Study, Spotlights, Radiator, Power points, Carpet flooring.

#### **Bedroom 4**

13' 9" x 7' 7" Minimum ( 4.19m x 2.31m Minimum )  
Double glazed window to Rear aspect, Double bedroom, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Fitted Wash hand basin with Underneath storage, Vanity cabinet above. Vanity , Walk in rainfall shower, Stand alone bath, Extractor fan, Fashion Radiator, Spotlights, Carpet flooring.

#### **Outside**

#### **Front Garden**

Full stone drive, Brick wall and fencing to Front and Side aspects, Leads to Integral garage, Access to Rear garden, Double glazed Front door leading to Entrance Hall and Utility.

#### **Garage**

16' 8" x 11' 8" ( 5.08m x 3.56m )  
Electric roller door, Fitted workshop benches, Power points, Access into Entrance Hall of house.

#### **Rear Garden**

Partially laid to lawn, Stone patio slabs, Side access leading to front aspect, Rear tap.

#### **Other Attractive Features**

- Brand New Boiler and Central Heating System
- Newly K Rendered Externally
- New UPVC Doors, Windows, Fascia fitted
- Sold CHAIN FREE



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## Holly Road, LOWESTOFT

- \*\* GUIDE PRICE £425,000 - 450,000 \*\*
- Four Bedroom Detached Bungalow \*\* Sold Chain Free \*\*
- Stylish and Modern Open Plan Kitchen/Diner
- Ample Off Road Parking and Garage
- Family Bathroom with Standalone Bath and Shower Cubicle
- Master Bedroom with En Suite
- Enclosed Rear Garden with Patio for Outdoor seating and Laid Lawn
- Desirable and Conveniently Situated Oulton Broad Location

Tenure: Freehold EPC Rating: D

Guide Price

**£425,000 - £450,000**



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:  
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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.



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