



Oulton Road North, Lowestoft NR32 4QZ

welcome to

Oulton Road North, Lowestoft

William H Brown are delighted to present this 'ready to move into' almost new detached bungalow, located in the sought after locality of Oulton. Boasting 3 double bedrooms, a double garage, two original previously utilised horse stables and a large lounge diner. Under floor heating throughout.



William H Brown are delighted to present this almost new and beautifully presented DETACHED bungalow, located in the sought after locality of Oulton. This property offers a wide range of extras, including; under-floor heating throughout, high end flooring and finishes throughout including a luxurious fitted office suite. The main bedroom boasts a well fitted en-suite with shower cubicle, whilst the family bathroom offers a bathtub and fitted overhead shower. To the front, the brick weave driveway leads to the double garage with full power and lighting, To the rear, the garden which is fully enclosed has been partly paved and partly laid to lawn, with two previously utilised original horse stables - both with power and lighting currently used for storage and as a workshop area. This property offers a fantastic opportunity for those looking for a property needing very little to no work and that can be moved into immediately. In addition it has been fitted with doorways, entrance and exits points that are all wheelchair user friendly! With so much to offer we recommend a viewing to fully appreciate the plethora of aspects this property has to offer. Call William H Brown today to arrange yours on 01502 585998.

Accommodation

Ground Floor – Bungalow

Entrance Hall

Double glazed Front door, Access to Lounge. Kitchen, All bedrooms and Family bathroom, Built in storage cupboard, Telephone point, Spotlights, Power points, LVT flooring.

Lounge/ Diner

26' 4" Max x 20' 3" Max (8.03m Max x 6.17m Max)
Double glazed window to Front and Side, Double glazed French doors to Rear aspect, Open plan Lounge/Diner, TV and Power points, LVT Flooring.

Kitchen

16' 3" x 9' 3" (4.95m x 2.82m)
Double glazed window to Rear aspect, Double glazed door to Rear aspect, Range of wall and base units, Breakfast bar, Sink and drainer unit, Spotlights, Integrated dishwasher, Washing machine and 50/50 fridge/freezer unit, Electric Oven, Induction hob, Over head extractor fan, LVT flooring.

Bedroom 1

16' x 11' 3" Max (4.88m x 3.43m Max)
Double glazed window to Rear aspect, Door leading to En Suite, Power points, TV Point, LVT Flooring.

En Suite

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Shower cubicle with rainfall shower head, Extractor fan, Shaving point, Towel radiator, LVT Flooring.

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)
Double glazed window to Front aspect, TV and Power points, Loft hatch, LVT Flooring.

Bedroom 3/ Office

13' 5" x 10' 11" (4.09m x 3.33m)
Double glazed window to Front aspect, Fitted desk and wall units, Power points, LVT Flooring.

Outside

Front Garden

Brickweave drive leading to patio and low maintenance garden.

Double Garage

Located in front of the property, Up and over doors, Lighting and electric.

Rear Garden

Fully enclosed Rear garden, Patio area and rest laid to lawn, Two original stables with power and lighting currently utilised for storage and workshop space, Side access.



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Oulton Road North, Lowestoft

- Three Bedrooms
- Detached Bungalow
- Driveway and Double Garage
- Spacious Lounge/Diner
- Two Handy Outbuildings to the Rear
- Turn Key Ready
- Sought After Oulton Location
- En Suite off Main Bedroom

Tenure: Freehold EPC Rating: C

offers in excess of

£410,000



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:
LOW107728 - 0002

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