



Walmer Road, Lowestoft NR33 7LE

welcome to

Walmer Road, Lowestoft

William H Brown are delighted to present this beautifully decorated FOUR Bedroom Property on Walmer Road. This home offers great space across three floors, as well as being situated in the popular location of Pakefield, with access to local amenities and close to the beach!



William H Brown are pleased to offer this gorgeous Three Storey Home on Walmer Road. The property offers beautiful decoration and space across all floors of the property. Upon entering the home, a welcoming hallway offers access to the properties' spacious living areas. These include the large lounge area, with double glazed windows the front. A dining space can also be found to the rear, with access to the sleek and modern kitchen, with ample worktop space and room for a variety of white goods. The kitchen leads through to extended rear lobby, with well decorated shower room and fourth bedroom to the rear, which could also double up as a snug/ third reception room. The property also sits on a grand plot, with vast off street parking to front and a gorgeous garden space to the rear of the home, with space for outdoor seating! The home also provides fantastic living space on the first floor, with a landing offering access to the spacious second and third bedrooms, both of which are doubles! A family bathroom is also located off of the landing, decorated to a good standard. The large master bedroom is located on the second floor, offering a private space for occupiers, with ample eves storage!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Stairs leading to First floor landing, Two under stairs storage cupboards, Spotlights, Built in electric cupboard, Carpet flooring.

Lounge

21' 3" x 10' 5" (6.48m x 3.17m)
Double glazed Bay window to Front aspect, Open plan with Dining room, Feature and working Coal fire place, Radiator, Power points, Laminate wood effect flooring.

Dining Room

10' 2" x 9' 4" (3.10m x 2.84m)
Double glazed window to Rear aspect, Open plan with Lounge, Leads to Kitchen, Space for dining table, Radiator, Power Points, Laminate wood effect flooring.

Kitchen

20' x 7' (6.10m x 2.13m)
Double glazed window to Side aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with Work surfaces, Sink and drainer unit, Spotlights, Integrated Fridge/Freezer, Integrated Wine Cooler, Integrated Double Gas Oven, Electric hob with Over head Extractor fan, Plumbing for Washing machine and dryer, Radiator, Power points, Lino flooring.

Rear Lobby

Space for 50/50 Fridge/Freezer unit, Access to Bedroom 4, Laminate wood effect flooring.

First Floor **Bedroom 4**

9' 8" x 9' 7" (2.95m x 2.92m)
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Shower Room

Double glazed window to Side aspect, Fully tiled

walls, Toilet, Wash hand basin, Walk in Shower, Fashion radiator, Extractor fan, Laminate wood effect flooring.

Landing

Double glazed windows to Front and Side aspects, Access to Bedrooms 2 and 3, Carpeted Stairs leading to Second Floor, Power points, Carpet flooring.

Bedroom 2

12' x 10' 5" (3.66m x 3.17m)
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 3

13' 8" x 10' (4.17m x 3.05m)
Double glazed Bay window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with Hot and Cold taps, Radiator, Carpet flooring.

Second Floor **Bedroom 1**

11' 5" x 8' 6" (3.48m x 2.59m)
Four Double glazed Velux windows, Double Bedroom, Four Eves Storage Cupboards, TV and Power points, Carpet flooring.

Outside **Front Garden**

Brickweave driveway providing Off-Street parking, Side access provided to rear garden, Fencing to either side.

Rear Garden

Fully enclosed, Stone Patio Slabs for Outdoor seating leading to grass with Shrubbery to side, Two timber sheds to the Rear aspect, Outside power point.



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welcome to

Walmer Road, Lowestoft

- Four Bedroom Semi-Detached Home
- Spacious Throughout
- Close to the Beach
- Ample Parking
- Enclosed Rear Garden
- Well Decorated
- Living Across Three Stories
- South Lowestoft Location

Tenure: Freehold EPC Rating: E



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.

£335,000



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Property Ref:
LOW107975 - 0005

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