

[Type here]



Stradbroke Road, Lowestoft NR33 7HT

welcome to

Stradbroke Road, Lowestoft

**** OPEN PLAN LIVING**** William H Brown are thrilled to present this COMPLETELY RENOVATED DETACHED BUNGALOW on Stradbroke Road. The property offers open plan living, with spectacular rear garden, as well modern decoration throughout. Based in the popular area of Pakefield means it's one to view !

Accommodation

Ground Floor – Bungalow

Entrance Hall

Double glazed Front door, Loft hatch, Radiator, Spotlights, Wood effect flooring.

Kitchen/ Lounge

28' 3" x 15' 2" (8.61m x 4.62m)
Two double glazed Skylights, Two double glazed windows to Side aspect, Double glazed bi-fold doors leading out to the Rear garden, Open plan space, Fitted units with work surfaces, Sink and drainer unit, Hob, Double oven, Over head extractor fan, Integrated dishwasher, Spotlights, Built in airing cupboard.

Bedroom 1

11' 7" x 10' 7" (3.53m x 3.23m)
Double glazed Bay window to Front aspect, Double bedroom, Power points, Radiator, Carpet flooring.

En Suite

Toilet, Wash hand basin with unit below, Walk in shower with splashback paneling and rainfall shower, Towel radiator, Spotlights, Wood effect flooring.

Bedroom 2

10' 5" x 8' 9" (3.17m x 2.67m)
Double glazed window to Side aspect, Power points, Radiator, Carpet flooring.

William H Brown are thrilled to offer this gorgeous THREE BEDROOM DETACHED BUNGALOW in the hugely popular location of Pakefield. Within close proximity to the award winning Pakefield Beach, the property is an ideal coastal retreat for all to enjoy, with a variety of amenities within close proximity! This home sits on a generous plot, with spacious driveway to front, suitable for multiple vehicles. A large rear garden offers superb outdoor space, with privacy hedges to side. The property has been decorated to a superb standard, with modern touches throughout! The home offers a main hallway, leading through to all Three Bedrooms, with an en-suite off of the master. A family bathroom, much like the en-suite, has also been decorated to a fantastic style! The hallway leads through to the main reception room in the property, the gorgeous open plan kitchen/ living space is a fantastic spot for entertaining with sleek kitchen units and a bright airy living space, with bi-fold doors looking over the rear garden as well as full underfloor heating! Please call William H Brown to view this one of a kind home today!





Bedroom 3/ Study

10' 6" x 6' 1" (3.20m x 1.85m)

Double glazed window to Front, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Toilet, Wash hand basin with unit below, Bath tub with rainfall shower and shower screen, Spotlights, Towel radiator, Wood effect flooring.

Outside

Front Garden

Gated driveway with fencing surround and stone slabs leading to Front door.

Rear Garden

Raised stone stabbed patio with steps to laid to lawn garden with shrubbery to Rear and Side and fencing. Side access to driveway with gate. Services run to bottom of garden, ideal for a garden room/ summer house!



Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



view this property online williamhbrown.co.uk/Property/LOW108038



welcome to

Stradbroke Road, Lowestoft

- Three Bedroom Detached Bungalow
- Modern Renovations Throughout
- Large Rear Garden
- Driveway to the Front of the Property
- ** CHAIN FREE **
- Open Plan Living
- Master Bedroom En Suite and Separate Family Bathroom
- Popular Pakefield Location

Tenure: Freehold EPC Rating: F

offers in excess of

£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.

view this property online williamhbrown.co.uk/Property/LOW108038



Property Ref:
LOW108038 - 0006

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