



**Yarmouth Road, LOWESTOFT NR32 4AB**

**welcome to**

**Yarmouth Road,LOWESTOFT**

William H Brown are delighted to present this luxurious property on Yarmouth Road. This home boasts space and character throughout, with gorgeous decoration found in every room. Consisting of open plan living, as well as FIVE large bedrooms, this home is the perfect fit for families!



**William H Brown are thrilled to offer this gorgeous property on Yarmouth Road. Based in the coastal area of Gunton, the property is only a stones throw from the stunning Lowestoft coastline, as well as a variety of local amenities such as schools and shops. The home sits on a sizeable plot, with ample off road parking in the form of a resin driveway leading to integral garage, as well as vast rear garden, with its own spectacular folly, with turret! Upon entering the property, the entrance porch offers access into the huge living space. No expense has been spared, with modern and sleek decoration throughout the kitchen/ living room, an ideal fit for those looking to entertain. A garden room to the rear offers additional seating space and overlooks the elegant garden. Upstairs, a bright and airy landing offers access to the multitude of rooms on the first floor. All rooms are of a superb size, with four very well sized doubles and an additional single. The sleek bathroom offers incredible touches, with a his and hers sink, walk in shower and standalone bath! Please call William H Brown to view this stunning property today!**

### Accommodation

#### First Floor

##### **Entrance Porch**

Double glazed Front door to enter property, Double glazed windows to Front and Side aspects, Double glazed doors leading through to Living Room, Laminate wood effect flooring.

##### **Downstairs Wc**

Toilet, Wash hand basin, Vanity unit, Towel radiator, Tiled flooring.

##### **Lounge/ Diner**

24' 5" x 21' 5" ( 7.44m x 6.53m )

Double glazed window to Front, Rear and Side aspects, Open plan living space with Kitchen, Built in storage cupboards, Spotlights, TV and Power points, Radiator, Karndene flooring.

##### **Kitchen**

14' 6" x 9' 9" ( 4.42m x 2.97m )

Double glazed window to Rear aspect, Open plan living with Lounge/Diner, Door leading to Side lobby, Built in storage and pantry, Fitted Kitchen units with modern work tops, Standalone Island, Integral hob overlooking Living Room with Over head extractor fan, Integrated Oven and grill microwave, Integrated 50/50 Fridge Freezer, Built in dishwasher, Spotlights, Two radiators, Power points, Tiled flooring.

##### **Side Lobby**

Double glazed Side access door, Door leading to integral garage, Tiled flooring.

##### **Conservatory**

11' 8" x 10' 11" ( 3.56m x 3.33m )

Double glazed French doors leading to Garden, Double glazed windows surround, Laminate wood effect flooring.

#### First Floor

##### **Landing**

Carpeted stairs with glass balustrade to landing, Double glazed window to Front aspect, Access to all Bedrooms and Family bathroom, Loft hatch, Two lots of Built in storage, Airing cupboard, Carpet flooring.

##### **Bedroom 1**

18' 5" x 12' 2" ( 5.61m x 3.71m )

Double glazed window to Rear and Side aspect, Double bedroom, Power points, Radiator, Carpet flooring.

##### **Bedroom 2**

10' 5" x 10' 11" ( 3.17m x 3.33m )

Double glazed window to Rear aspect, Double bedroom, Power points, Radiator, Carpet flooring.

##### **Bedroom 3**

13' 5" x 8' 11" ( 4.09m x 2.72m )

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

##### **Bedroom 4**

11' 1" x 8' 11" ( 3.38m x 2.72m )

Double glazed window to Rear aspect, Double bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

##### **Bedroom 5**

7' 11" x 1' 5" ( 2.41m x 0.43m )

Double glazed window to Rear aspect, Built in double wardrobe, Power points, Radiator, Carpet flooring.

##### **Bathroom**

Double glazed window to Front and Side aspects, Partially tiled walls, Toilet, His and Hers sinks, Bath tub with mixer taps, Walk in shower with rainfall shower head, Spotlights, Tiled flooring.

#### Outside

##### **Front Garden**

Wrap around Resin driveway with raised brick walls to Front aspect leading to Integral garage and Steps to Front door of the property.

##### **Rear Garden**

Stone patio area - ideal for outdoor seating and hosting, Garden wraps to Side aspect with laid grass and landscaped shrubbery, Mixture of timber sheds and summer houses for outside storage.

##### **Integral Garage**

17' 5" x 12' 2" ( 5.31m x 3.71m )

Double glazed window to Side aspect, Electric roller door, Fitted units and worktops, Plumbing for appliances/utility space, Power points, Radiator, Lino wood effect flooring.

##### **The Folly - Garden Room**

Garden room to Rear which has been fitted for entertainment with one of a kind turret for viewing.



**view this property online** [williamhbrown.co.uk/Property/LOW108035](http://williamhbrown.co.uk/Property/LOW108035)



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## Yarmouth Road, LOWESTOFT

- Five Bedrooms Detached Home
- Driveway and Integral Garage
- Spacious Rear Garden - Ideal for Entertaining and Hosting
- Decorated to a High Standard Throughout
- Close to the Coast
- One of a kind Turret - "The Folly"
- Open Plan Stylish Kitchen/Diner/Lounge
- Downstairs WC and Upstairs Family Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£480,000**



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:  
LOW108035 - 0008

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