



**Yarmouth Road, Lowestoft NR32 4AG**

**welcome to**

## **Yarmouth Road, Lowestoft**

William H Brown are delighted to present this gorgeous FIVE BEDROOM Chalet BUNGALOW on Yarmouth Road. This property boasts character and charm throughout, with sizeable living spaces for all to enjoy. Located close to the coast, this home is an absolute must see! Please call 01502 585998 to book in.

**William H Brown are thrilled to be able to offer this stunning FIVE BEDROOM CHALET BUNGALOW in North Lowestoft. This home is situated in the hugely popular location of Gunton, with easy access to the beautiful views of Lowestoft's coastline only a stone's throw away, as well as a variety of bus routes and shops! The home sits on an extremely generous quarter of an acre plot, with ample parking to the front, with double length garage and spacious rear garden, ideal for those looking for good garden space! The spacious feel of the home continues upon entering the property, with a grand entrance hall offering access to the variety of living rooms. These living rooms consist of a dining room, flowing nicely through to the extended kitchen and garden room. The kitchen has been designed to a sleek standard, with an open plan feel ideal for hosting! The master bedroom and lounge can be found towards the front of the home, both a fantastic size and filled with natural light. The first floor consists of an additional three bedrooms, with two spacious doubles and a spare guest room. Ample storage can be found via access to the eves here, as well as a convenient en-suite off of the second bedroom! Please call William H Brown to view this charming home today!**

### **Accommodation**

#### **Ground Floor**

##### **Entrance Porch**

Double glazed Entrance door into property, door leading to hallway, Tiled flooring.

##### **Entrance Hall**

Built in under stairs storage, Power points, Radiator, Wood effect flooring.

##### **Lounge**

16' 5" Plus Bay x 13' 11" ( 5.00m Plus Bay x 4.24m )  
Double glazed Bay window to Front aspect, Feature fireplace, Power points, Radiator, Carpet flooring.

##### **Dining Room**

16' 5" x 16' 1" ( 5.00m x 4.90m )  
Door to Garden Room and Kitchen, Feature fireplace, Power points, Radiator, Wood effect flooring.

##### **Kitchen**

17' 4" x 7' ( 5.28m x 2.13m )  
Double glazed window to Rear aspect and Single glazed window to Side, Open plan with Garden Room, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Space for Double oven, Over head extractor fan, Integrated Fridge and Freezer, Washing machine and dishwasher, Tiled flooring.





### **Garden Room**

14' 6" x 9' ( 4.42m x 2.74m )

Double glazed French doors to Rear aspect and Double glazed windows to Rear and Side, Two radiators, Power points, Tiled flooring.

### **Landing**

#### **Bedroom 1**

12' 7" x 10' 8" ( 3.84m x 3.25m )

Double glazed skylight window, Door leading to En Suite, Built in eaves storage, Power points, Carpet flooring.

#### **En Suite**

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath with over head shower and screen, Radiator, Tiled effect flooring.

#### **Bedroom 2**

13' 11" x 13' 11" ( 4.24m x 4.24m )

Two double glazed windows to Front aspect, Double bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

13' 11" x 10' 11" ( 4.24m x 3.33m )

Double glazed window to Rear aspect, Double bedroom, Fitted wardrobes and units, Built in airing cupboard, Radiator, Carpet flooring.

#### **Bedroom 4**

12' 4" x 11' 1" ( 3.76m x 3.38m )

Double glazed window to Front aspect, Double bedroom, Fitted units, Radiator, Carpet flooring.



### **Bathroom**

Two Double glazed windows to Side aspect, Fully tiled walls, Toilet, Wash hand basin with unit below, Shower cubicle and Corner Jacuzzi Bath, Radiator, Tiled effect flooring.

### **Bedroom 5**

11' 6" x 9' 3" ( 3.51m x 2.82m )

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

### **Outside**

#### **Front Garden**

Gravel driveway with turning point, Leading to garage with grass to Side aspect, Brick wall to front aspect, Shrubbery and fencing to Side aspect.

#### **Rear Garden**

Patio for outdoor seating with grass to Rear aspect and shrubbery surround. Fence to Side aspect. Timber shed and greenhouse to Rear.

### **Garage**

33' 9" x 9' 5" ( 10.29m x 2.87m )

Double length garage with windows to Rear and Side aspects, Power points and Electric roller door.

### **Agents Note 1**

**"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."**

### **Agents Note 2**

**The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.**



**view this property online** [williamhbrown.co.uk/Property/LOW108043](http://williamhbrown.co.uk/Property/LOW108043)



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## Yarmouth Road, Lowestoft

- Five Bedroom Chalet Bungalow
- Spacious Plot
- Double Length Garage
- Close to Gunton Cliffs
- Extended - Ample Living Space
- Garden Room Open Plan with Kitchen
- Separate Lounge and Dining Room
- Main Bedroom with En Suite

Tenure: Freehold EPC Rating: E

offers in excess of

**£425,000**



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.

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Property Ref:  
LOW108043 - 0005

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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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