



Sea View Arbor Lane, Lowestoft NR33 7BQ

welcome to

Sea View Arbor Lane, Lowestoft

****SEA VIEWS**** William H Brown are delighted to present this incredible FIVE BEDROOM DETACHED home on Arbor Lane. This property has been designed to the highest standard, with gorgeous modern touches throughout and ample living space for all to enjoy. With views over the gorgeous Pakefield beach.

Accommodation

William H Brown are delighted to present this stunning FIVE BEDROOM DETACHED property on Arbor Lane. This property truly is a one of a kind home, with views over the award winning Pakefield Beach, with gorgeous coastal walks on its doorstep! This property has been decorated to an incredible standard throughout, with modern touches found in every room across both floors. The property sits on a generous plot, with two driveways to either side of the home, as well as garage to side! Upon entering the home, a stunning entrance hall with vaulted ceiling offers access to all rooms on the ground floor. An open plan living space can be found here, with a sleek and modern kitchen apart of this too, containing a variety of integral appliances. Three bedrooms can also be found on the ground floor, with an en-suite off of the sizeable third bedroom, and elegant bathroom just off of the hallway. A rear garden, with ample space for outdoor living can also be found to the rear of the home, as well as a utility room! The spacious feel continues throughout the second floor, with an eye catching staircase leading to a spacious landing. Bedrooms one and two can be found off of this landing. Both bedrooms are an incredible size, with bedroom three offering a jaw dropping view over Pakefield beach and bedroom one offering a stunning en-suite, with walk in dressing room too! Please call William H Brown to view this stunning property today!

Entrance Porch

Double glazed Front door and Windows to Front aspect, Vaulted Ceiling, Alarm system, Wooden flooring.

Entrance Hall

Access to Living space, Bedrooms 3-5, Bathroom, Radiator, Wooden flooring.

Lounge/ Diner

21' 1" x 12' 11" (6.43m x 3.94m)

Double glazed Bi-fold doors to Garden, Open plan with Kitchen, Fashion radiator, TV and power points, Wooden flooring.

Kitchen

17' 8" x 8' 11" (5.38m x 2.72m)

Two Double glazed window to Rear aspect, Open plan with living space, Fitted Kitchen Wall and Base units with Modern Work surfaces, Sink and drainer unit, Integrated Eye level Oven and Grill, Wine cooler, Washing machine, Full length fridge and freezer, Power points, Spotlights, Wooden flooring.

Garage

19' 2" x 9' 9" (5.84m x 2.97m)

Electric roller doors, Spotlights, Laminate wood effect flooring.





Bedroom 2

11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed window to Front aspect, Double bedroom, Door leading to En Suite, TV and Power points, Radiator, Carpet flooring.

En Suite

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Walk in shower, Vanity units, Tiled flooring.

Bedroom 4

9' 11" x 9' (3.02m x 2.74m)

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

Bedroom 5/ Office

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

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin with built in units, Bath tub with shower screen and over head shower, Towel radiator, Wooden flooring.

First Floor

Landing

Double glazed Velux window to Front aspect and Double glazed window to Front also, Access to Bedrooms 1 and 2, Bathroom, Wooden stairs with glass balustrade, Power points, Carpeted flooring.

Bedroom 1

20' Max x 13' 8" (6.10m Max x 4.17m)

Double glazed window to Front aspect, Double bedroom, Door to Dressing room and En Suite,

Power points, Radiator, Carpet flooring.

En Suite

Fully tiled walls, Toilet, Wash hand basin with unit below, Shower cubicle, Extractor fan, Towel radiator, Tiled flooring.

Dressing Room

13' 5" x 9' 10" (4.09m x 3.00m)

Double glazed Velux window to Front and Rear, Spotlights, Carpet flooring.

Bedroom 3

18' 9" x 13' 8" (5.71m x 4.17m)

Double glazed windows surrounding with full Sea View, Double bedroom, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath with bath tub and shower screen with over head shower, Towel radiator, Tiled flooring.

Outside

Front Garden

Fencing to front with pathway to Front door, grass to side, Two Driveways - one brickweave and leading to Garage.

Rear Garden

Brickweave patio for outdoor seating with grass to Side aspect, Fully enclosed, Access via Side aspect and Side access to Utility Room.

Utility Room/ Store

10' 2" x 7' 11" (3.10m x 2.41m)

Brick built store room to Rear, Double glazed window to Rear, Plumbing for heating system.



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welcome to

Sea View Arbor Lane, Lowestoft

- Five Bedroom Detached Property
- Full Sea Views
- Open Plan Living Aspects
- Two Driveways and Garage
- Decorated to a High Standard Throughout
- Two Bathrooms and Two En Suites
- Enclosed Rear Garden
- Modern and Stylish Finishes

Tenure: Freehold EPC Rating: Awaited

£550,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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 william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk