





welcome to

Whitton Close, Lowest oft

Guide Price £250,000 - £275,000 We are excited to present this THREE bedroom, extended DETACHED BUNGALOW located in a quiet cul de sac, close to local amenities. The property boasts off road parking and garage, has a modern spacious Kitchen/Diner area and a fantastic enclosed Rear garden.













William H Brown Lowestoft present to you this fantastic and exciting opportunity to purchase this EXTENDED, THREE BEDROOM. **DETACHED BUNGALOW** in a desirable quiet cul de sac location. Oulton Broad is a natural tourist attraction with boasting Britain's third largest inland waterway, being classed as special with being home to some rare plants and animal species in the UK. Naturally, this open water is a draw for water sports. Nicholas Everit Park offers views over these broads, with scenic walking routes and charming gardens. With being such a thriving spot there is also access to a range of local amenities from independent restaurants and cafes, nature reserve and has good transport links with nearby bus routes and two railway stations. The property itself benefits from off road parking which leads to a single garage. Upon stepping into the entrance hall you have access to all rooms and the convenience of being all on one floor. The lounge is spacious meaning it could accommodate a range of furniture, featuring an open fire place. The Kitchen/Diner creates a fantastic hub of the home with allowing in an abundance of natural light which provides an airy space to accommodate storage, meal preparation zones and dining table. The three separate bedrooms all have easy access to the bathroom facilities. The real asset of this property is the Rear wrap around garden which enclosed and has seating area and laid to lawn with mature trees. Schedule in a viewing and avoid missing out!

Accommodation

Ground Floor - Bungalow

Entrance Hall

Door into property either via Side access to Rear garden or Via Kitchen, Access to all rooms from Side aspect, Radiator, Loft access, Storage cupboard, Radiator.

Lounge

16' 2" x 14' 1" (4.93m x 4.29m) Double glazed window to Front aspect, Open Fireplace, Radiator.

Kitchen/ Diner

11' 9" x 18' 3" (3.58m x 5.56m)

Double glazed door to Front aspect, Double glazed window to Side aspect, Fitted Kitchen wall and base units with work surfaces, Sink and drainer unit, Space for Fridge, Freezer, Dishwasher and washing machine plumbing, Combi boiler, Lino flooring.

Bedroom 1

 $14' 6" \times 12' 1" (4.42m \times 3.68m)$ Double glazed window to Rear aspect, Radiator, Fitted carpet flooring.

Bedroom 2

9' 4" x 8' 9" (2.84m x 2.67m) Double glazed window to Rear aspect, Radiator, Fitted carpet flooring.

Bedroom 3

11' 7" x 6' 4" (3.53m x 1.93m)
Double glazed window to Rear aspect, Storage cupboard, Radiator, Fitted carpet flooring.

Bathroom

Double glazed window to Side aspect, Toilet, Wash hand basin, Partially tiled walls, Bath tub with Electric over head shower, Lino flooring.

Outside

Front Garden

Pathway leading to each access doors via gate - one at front access leads into the Kitchen or Side access into the Entrance hall, Single Garage with access into the Kitchen and off road parking in front of.

Rear Garden

Fence surrounding creating an enclosed Wrap around Rear garden, Two gates open with access to hard standing, Timber shed, Seating concrete area (or alternatively vehicle space), Laid to lawn.





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Whitton Close, Lowestoft

- *Guide Price £250,000 £275,000* Three Bedroom DETACHED Bungalow
- Desirable Quiet Cul-De-Sac Location
- ** Generous Corner Plot, Offered CHAIN FREE **
- Modern Open Plan Kitchen Diner
- Off Road Parking and Garage
- Enclosed Rear Garden with Patio area and Laid Lawn
- Close to Local Amenities
- White Three Piece Suite in Bathroom

Tenure: Freehold EPC Rating: D

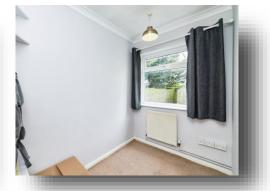


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A partly marker to upon its consistent of the provided of the provided

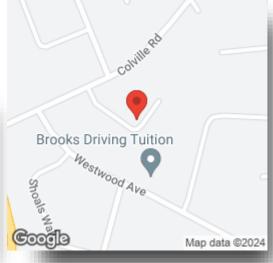
guide price

£250,000 - £275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108102



Property Ref: LOW108102 - 0007 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.





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