





welcome to

Blinco Road, Lowestoft

William H Brown are excited to present this fantastic opportunity to purchase this TWO bedroom DETACHED BUNGALOW, on Blinco Road in Oulton Broad. The property has been recently renovated to a modern standard and has fantastic entertainment spaces, an enclosed Rear garden and parking to the Front.













Ground Floor – Bungalow

Entrance Porch

Double glazed Front door and double glazed window to Front aspect, Two storage cupboards, Access into Lounge, Radiator, Entrance matting.

Accommodation

Lounge/ Sitting Room

14' 1" Into Bay x 18' 8" (4.29m Into Bay x 5.69m)
Double glazed Bay window to Front aspect, Double glazed window to Side aspect, Radiator, Power points, Wood effect laminate flooring.

Hall

Doors to Shower room, Bedroom 1 & 2, Built in cupboard, Kitchen, Loft access, Wood effect laminate flooring.

Kitchen

12' 9" x 8' 4" (3.89m x 2.54m)

Double glazed door to Rear aspect, Door leading through to Dining/Sun Room, Recently Fitted Kitchen Wall and Base units with laminate work surfaces, Partially tiled walls, Composite sink and drainer unit, Integrated Oven, Four-ring ceramic hob, Extractor fan, Space for a Fridge/Freezer, Vertical radiator, Wood effect laminate flooring.

Sun/ Dining Room

17' 1" x 9' 9" (5.21m x 2.97m)

Double glazed door to Side aspect leading out to Rear Garden, Newly fitted insulated roofing, Radiator, Wood effect laminate flooring.

Bedroom 1

11' 1" x 9' 11" (3.38m x 3.02m) Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Bedroom 2

8' 8" x 6' 9" (2.64m x 2.06m)

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

Shower Room

Two double glazed window to Side aspect, Partially tiled walls, Vanity unit with fitted Toilet and wash hand basin, Walk in shower cubicle with mains fed shower unit, Heated towel rail, Tiled flooring.

Outside

Front Garden

Brickweave driveway suitable for multiple vehicles, Shingle garden area, Gate leading through to Rear garden access.

Rear Garden

Fully enclosed Rear garden, Decorative pebble borders, Patio area, Pathway to Timber shed with Lighting and Power, Laid lawn.

Garage

Brick built garage with up and over door with door to Side aspect, Lighting and Power.



Nestled within the sought-after

neighbourhood of Oulton Broad, this

charming DETACHED bungalow epitomises

modern comfort and convenience. Recently

renovated to a high standard, the property features two generously sized bedrooms and

boasts ample off-road parking alongside a

store. Inside, a welcoming sitting room offers

spacious garage, with a separate garden

contemporary kitchen and stylish shower

porch enhances the functionality of the layout, providing a practical transition space.

Residents will enjoy the active local

community, with local amenities just

with everyday practicality, this well-

presented bungalow provides an idyllic

TODAY on 01502 585998 to arrange a

viewing!

retreat for those seeking the quintessential

Oulton Broad lifestyle. Čall William H Brown

room. The addition of a separate entrance

moments away, offering everything from shops to cafes. Combining modern living

the perfect space for relaxation or

entertaining, complemented by a



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Blinco Road, Lowestoft

- Detached Bungalow residence
- Desirable location in Oulton Broad
- Impeccably presented interiors
- Recently renovated for modern appeal
- Abundant off-road parking available
- Spacious and inviting sitting room
- Stylishly updated kitchen and shower room
- Proximity to a variety of local amenities

Tenure: Freehold EPC Rating: D

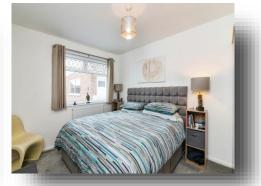
offers in excess of

£280,000



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 market in considerant contained from the party of the







Christmas Ln

Hall Rd

Clarkson Rd

Allen Rd

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108108



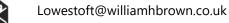
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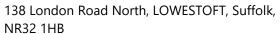
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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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william h brown







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