



Gresham Close, Lowestoft NR32 3DH

welcome to

Gresham Close, Lowestoft

EXTENDED CORNER PLOT BUNGALOW* William H Brown are delighted to present this stunning Detached Bungalow. The property sits on a generous corner plot, with ample parking to front in the form of driveway and garage. Please call William H Brown to view this fantastic home today.



William H Brown are thrilled to present this spacious Detached Bungalow on Gresham Close. The property sits on a superb corner plot, with ample off street parking, with driveway and garage to front, as well as gorgeous wrap around rear garden! Based in the increasingly popular location of Oulton Broad, the home sits within walking distance of shops and bus routes, as well as the fantastic Oulton Broad just a short journey away. The property has been extended over the years, adding superb living space throughout the home. Three well sized bedrooms are located off of the welcoming entrance hall, as well as a bright and airy lounge/ diner and open plan kitchen/ dining space. Please call 01502 585998 to book a viewing on this gorgeous Bungalow today!

Accommodation

Ground Floor – Bungalow

Entrance Porch

Double glazed Front door, door into Entrance Hall, Carpet flooring.

Entrance Hallway

Doors leading to Lounge, Kitchen, All three Bedrooms, Cloakroom and Shower room, Radiator, Laminate wood effect flooring.

Lounge

13' 4" x 11' 5" (4.06m x 3.48m)
Double glazed window to front aspect, Double archway to Dining Room, Feature fireplace, TV and Power points, Carpet flooring.

Dining Room

13' 8" x 9' 5" (4.17m x 2.87m)
Double glazed window to Side aspect, Double glazed sliding doors into Garden Room, Power points, Radiator, Carpet flooring.

Kitchen/ Diner

16' x 12' 5" (4.88m x 3.78m)
Double glazed window to side and rear aspects, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Breakfast bar with space for dining, Integrated hob and eye level oven, Plumbing for washing machine, Space for fridge freezer, Radiator, Power points, Lino tiled effect flooring.

Garden Room

10' 4" x 9' 7" (3.15m x 2.92m)
Double glazed windows surround and double glazed door leading out to Rear garden, Tiled flooring.

Cloakroom/ Wc

Double glazed window to rear aspect, Fully tiled walls, Toilet, Tile effect flooring.

Shower Room

Double glazed window to rear aspect, Fully tiled

walls, Wash hand basin, Walk in shower, Built in storage, Radiator, Tile effect flooring.

Bedroom 1

13' 5" x 10' 3" (4.09m x 3.12m)
Double glazed window to Side aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Bedroom 2

10' 11" x 7' 11" (3.33m x 2.41m)
Double glazed window to rear aspect, Double bedroom, Built in wardrobes, Power points, Radiator, Carpet flooring.

Bedroom 3

10' x 7' 5" (3.05m x 2.26m)
Double glazed window to front aspect, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Gated access to brickweave driveway which leads to garage, shingle landscaped garden to side and side wall surround, Access to Front door entrance into the property, Side access.

Rear Garden

Corner plot with wrap around garden, Patio leading to grass with mixture of shrubbery and timber summer house, Fenced enclosed surround, With side access to Garage and alleyway.

Garage

19' 10" x 8' 11" (6.05m x 2.72m)
Up and over door with Side window and door and running electricity.

Agents Note

"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."



view this property online williamhbrown.co.uk/Property/LOW108116



welcome to

Gresham Close, Lowestoft

- Three Bedrooms
- Detached Bungalow
- Garage and Driveway
- **Corner Plot**
- Extended Living Spaces

Tenure: Freehold EPC Rating: E



£290,000

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 must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LOW108116



Property Ref:
LOW108116 - 0004

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.

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.



william h brown



01502 585998



Lowestoft@williambrown.co.uk



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



williambrown.co.uk