



Kimberley Road, Lowestoft NR33 0UA

welcome to

Kimberley Road,Lowestoft

****OPEN PLAN KITCHEN DINER**** William H Brown are delighted to present this fantastic Three Bedroom property. The home offers fantastic space both indoors and out, with sizeable living space spread across both floors and a generous rear garden with off street parking to front! Call 01502 585998 today.



William H Brown are thrilled to offer this Spacious Three Bedroom home on Kimberley Road. The property sits in the incredibly popular location of Kirkley, with ample amenities within close proximity such as shops and bus routes, with schools also within walking distance! The property offers a double width driveway to front, with well sized rear garden to rear, ideal for those looking for good outdoor space. The property offers spacious rooms over both floors. The ground floor consists of an open plan kitchen/ dining space, which has been extended to the rear, ideal for those looking to host or entertain. In additional, a welcoming entrance hall offers access to a convenient WC, and a bright and airy lounge offers a dreamy space for relaxation. The second floor boasts a spacious landing, with all three spacious bedrooms located off of. The master and spare bedroom are both an extremely good double size, and a sleek and modern family bathroom. This home is an absolute must see, please call William H Brown to view this family home today!

Accommodation

Ground Floor

Entrance Hall

Double glazed window to Side aspect, Double glazed Front door, Door leading to WC, Laminate wood effect flooring.

Downstairs Wc/ Cloakroom

Double glazed window, Toilet, Wash hand basin, Tiled flooring.

Lounge

11' 7" x 11' (3.53m x 3.35m)
Double glazed Bay window to Front aspect, Featured fireplace, Power points, Carpet flooring.

Dining Room

16' 8" x 11' 2" (5.08m x 3.40m)
Open plan with Lounge and Kitchen, Feature fireplace, Radiator, Power points, Laminate wood effect flooring.

Kitchen

15' x 8' 9" (4.57m x 2.67m)
Two Double glazed Velux windows, Double glazed doors to Rear Garden, Fitted Kitchen Units and Work surfaces, Sink and drainer unit, Space for Gas cooker, Spotlights, Plumbing for washing machine, Power points, Spotlights, Radiator, Laminate wood effect flooring.

First Floor

Landing

Double glazed window to Side aspect, Doors to Bedrooms 1, 2, 3 and Bathroom, Loft hatch, Radiator, Carpeted stairs and landing area.

Bedroom 1

13' 6" Into Bay x 10' 1" (4.11m Into Bay x 3.07m)
Double glazed Bay window to Front aspect, Double bedroom, TV and Power points, Radiator, Carpet flooring.

Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m)
Double glazed window to Rear aspect, Double bedroom, Radiator, Power points, Wooden flooring.

Bedroom 3

7' 9" x 6' 4" (2.36m x 1.93m)
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet. Wash hand basin, Bath tub with over head rainfall shower, Towel radiator, Extractor fan, Spotlights, Tiled flooring.

Outside

Front Garden

Double length concrete driveway to Front leading to Front door of the property, Fencing and brick wall to Side aspect.

Rear Garden

Patio leading to Grass with fencing surround, Timber shed to Rear, Side access gate to driveway.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



view this property online williamhbrown.co.uk/Property/LOW108177



welcome to

Kimberley Road, Lowestoft

- Three Bedroom Semi-Detached Property
- Driveway to Front Aspect
- Lounge with Feature Fireplace
- Open Plan Living
- Extended Kitchen
- Downstairs WC and Upstairs Bathroom
- Enclosed Rear Garden with Patio and Laid Lawn
- Kirkley Location Close to Local Amenities

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

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108177



Property Ref:
LOW108177 - 0005

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@williamhbrown.co.uk



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



williamhbrown.co.uk