



**Colville Road, Lowestoft NR33 9RF**

**welcome to**

**Colville Road,Lowestoft**

William H Brown are delighted to present this Two Bedroom Link Detached Bungalow. Located in the popular location of Oulton Broad, the Bungalow is perfect for those looking to put their own stamp on a property!



**William H Brown are pleased to present this Two Bedroom Link Detached Bungalow on Colville Road. The property sits on a generous plot, with spacious front and rear garden. The home is located in the popular location on Oulton Broad, with a variety of amenities within close proximity, such as bus routes and shops, as well as the stunning Everitts Park! The home offers good space throughout, and is perfect for those looking to put their own mark on a home. Please call William H Brown Lowestoft to view today on 01502 585998!**

## Accommodation

### **Entrance Hall**

Front door to side aspect, Loft access, Radiator, Laminate flooring.

### **Lounge**

20' 7" x 12' 6" ( 6.27m x 3.81m )  
Two double glazed windows to Side aspect, Two double glazed windows to Front aspect, Electric Fireplace, Serving hatch into the Kitchen, Radiator, Wooden laminate flooring.

### **Kitchen**

12' 11" x 9' 3" ( 3.94m x 2.82m )  
Double glazed window to Side aspect, Wall and Base fitted Kitchen units with Work surfaces, Stainless steel sink with mixer taps, Serving hatch to Lounge, Boiler, Laminate wood flooring.

### **Utility/Porch**

4' 7" x 9' 9" ( 1.40m x 2.97m )  
Double glazed window to Front aspect, Rear door, Wood laminate flooring.

### **Sun Room**

11' x 10' 1" ( 3.35m x 3.07m )  
Double glazed windows to surround to Rear and Side aspects, Double doors to Side aspect, Wood laminate flooring.

### **Study**

7' 11" x 9' 7" ( 2.41m x 2.92m )  
Double glazed window to Rear aspect, Radiator, Tiled flooring.

### **Bedroom 1**

10' 10" x 10' 1" ( 3.30m x 3.07m )  
Doors to Study, Wood laminate flooring.

### **Bedroom 2**

10' 10" x 9' 3" ( 3.30m x 2.82m )  
Doors to Sun Room, Fitted Wardrobes, Radiator, Wood laminate flooring.

### **Shower Room/ Wetroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Wetroom shower set up, Lino flooring.

## Outside

### **Front Garden**

Low rise brick wall to Front aspect, Ramp leading up to Side aspect Entrance door, Low maintenance gravel garden to Side aspect, Shrubbery surround

### **Rear Garden**

Fully enclosed with brick wall, Wooden decking, Laid lawn to Rear aspect, Greenhouse and Summerhouse, Shrubbery throughout.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Agents Note (2)**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that an Employee of the Connells Group of companies is associated with this property being sold."



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welcome to

## Colville Road, Lowestoft

- Two Bedroom Linked-Detached Bungalow
- Spacious Lounge with Fireplace
- Wetroom Style Shower Room
- Sun Room
- Enclosed Rear Garden with Wooden Decking and Laid Lawn
- Popular Oulton Broad Location
- Close to Local Bus Routes

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

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108231 - 0005

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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.



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