



**St. Peters Road, Lowestoft NR33 0LJ**

**welcome to**

**St. Peters Road, Lowestoft**

William H Brown are delighted to present this stunning home on St. Peters Road. This home has been decorated to a fantastic standard, with superb space found across both floors. Please call 01502 585998 to view today!



**William H Brown are pleased to present this gorgeous Two Bedroom property on St. Peters Road. The property is based in a fantastic location, with the gorgeous South Beach and Kensington Gardens only a short walk away, as well as a variety of amenities such as schools and shops! The property offers brilliant charm and space throughout, decorated to a superb standard across both floors. The ground floor consists of a welcoming entrance hall, leading straight to the open plan lounge and dining areas. A show stopping kitchen, with sleek and modern units throughout can be found to the rear of the property, as well as a rear lobby space, with WC and garden room! A well maintained garden space can be found to the rear of the home, ideal for those looking to enjoy outdoor space. The spacious feel of the home continues onto the first floor, with both bedrooms located off the large landing. Both bedrooms are of a double size, with the master in particular boasting superb space, as well as built in wardrobes! A family bathroom can also be found off the landing, with stunning standalone bath and corner shower, decorated with great taste! Please call William H Brown to view this incredible home today!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed to Front of property, Door leading to Dining room, Radiator, Carpet flooring.

#### **Downstairs Wc**

Double glazed window to Side aspect, Toilet, High grade vinyl flooring.

#### **Lounge**

11' 10" Plus Bay x 11' 1" ( 3.61m Plus Bay x 3.38m )  
Double glazed Bay window to Front aspect, Archway to Dining room, Featured fireplace, TV and Power points, Radiator, Carpet flooring.

#### **Dining Room**

11' 10" x 11' 5" ( 3.61m x 3.48m )  
Double glazed doors to Garden, Door leading through to Kitchen, Power points, Radiator, Carpet flooring.

#### **Kitchen**

18' 2" x 9' 3" ( 5.54m x 2.82m )  
Two double glazed windows to Side aspect, Sink and Drainer, Modern Fitted Kitchen units with Marble effect work surfaces, Built in storage cupboard/pantry, Eye level Oven and Grill, Gas hob with overhead extractor fan, Space for American style fridge/freezer, Fashion Radiator, Power points, High grade vinyl flooring.

#### **Rear Lobby**

Double glazed window to Rear aspect, Double glazed door leading to Conservatory, High grade vinyl flooring.

### **Conservatory**

9' 8" x 5' 2" ( 2.95m x 1.57m )  
Double glazed windows to Rear aspect, Double glazed door to Garden, Tiled work surface, Laminate flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1,2 and Bathroom, Built in storage cupboard, Carpet flooring.

#### **Bedroom 1**

14' 5" Into Wardrobe x 11' 11" ( 4.39m Into Wardrobe x 3.63m )  
Double glazed window to Front aspect, Double bedroom, Built in sliding door wardrobes, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

11' 11" x 8' 10" ( 3.63m x 2.69m )  
Double glazed window to Rear aspect, Double bedroom, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin with cupboard below, Corner shower cubicle, Standalone bath, Towel radiator, High grade vinyl flooring.

### Outside

#### **Front Garden**

Tiled pathway to Front door of the property with red stone landscaped garden with brick wall and gate to Front aspect.

#### **Rear Garden**

Decking ideal for outdoor seating and furniture, Artificial low maintenance lawn, Timber Shed to Rear aspect, Access gate, Shrubbery and fencing to Side aspect.



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welcome to

## St. Peters Road, Lowestoft

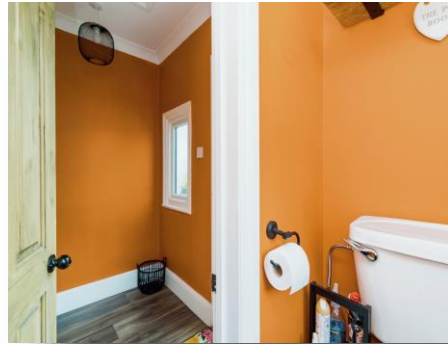
- Two Double Bedrooms
- Wc and Family Bathroom
- Spacious Rooms Throughout
- Sleek and Modern Kitchen
- Walking Distance to the Beach
- Low Maintenance Rear Garden
- Conservatory
- Separate Lounge and Dining Room

Tenure: Freehold EPC Rating: Awaited



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

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108226 - 0002

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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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