



Westhall Road, Lowestoft NR32 4DF

welcome to

Westhall Road, Lowestoft

We are thrilled to present this THREE bedroom END-OF-TERRACE ideal family home, located on Westhall Road - Lowestoft. The property offers separate Lounge and Dining Room, with a Sun Room providing views to the Low Maintenance Rear Garden. In addition, two parking spaces are to the Rear.



Presented by William H Brown, this captivating property welcomes you with an inviting entrance hall, boasting a convenient WC and storage cupboard. The front sitting room invites relaxation with its cosy atmosphere, while the well-appointed kitchen seamlessly transitions into the dining area, perfect for hosting gatherings with loved ones. Extend your living space into the spacious Sunroom, offering a tranquil retreat where you can enjoy the outdoors from within. Upstairs, three bedrooms await, each designed to provide comfort and privacy. The third bedroom offers flexibility to suit your needs, whether it be an office, dressing room, or guest bedroom. Completing the upper level, the bathroom features a three-piece suite, catering to residents and visitors alike. Outside, the low-maintenance garden provides a private retreat for outdoor enjoyment, while two off-road parking spaces at the rear ensure convenience for homeowners. With its thoughtful layout and desirable amenities, this property offers the perfect combination of comfort and practicality. Call William H Brown today to arrange a viewing on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Front door leading into property, Access to Downstairs WC, Lounge, Kitchen/Diner, Stairs leading to First floor landing, Storage cupboard, Radiator, Laminate wood effect flooring,

Downstairs Wc

Toilet, Wash hand basin, Tiled flooring.

Lounge

12' 5" x 11' 5" (3.78m x 3.48m)
Double glazed window to Front aspect, Radiator, Power points, Wood laminate flooring.

Dining Room

10' 1" x 9' 3" (3.07m x 2.82m)
Archway to Sunroom, Feature Fireplace, Radiator, Power points, Laminate wood effect flooring.

Kitchen

11' 1" x 7' 1" (3.38m x 2.16m)
Double glazed window to Rear aspect, Fitted Wall and Base units with Work surfaces, Stainless steel sink and drainer unit, Tiled splashback, Space for an Electric Oven, Cookerhood, Laminate wood effect flooring.

Sun Room

20' 11" x 9' 6" (6.38m x 2.90m)
Double glazed windows to Rear aspect, French doors to Rear aspect, Radiator, Laminate wood effect flooring.

First Floor

Landing

Access to all three bedrooms and family bathroom, Airing cupboard, Fitted carpet.

Bedroom 1

11' 7" x 10' 1" (3.53m x 3.07m)
Double glazed window to Front aspect, Radiator, Power points, Laminate wood effect flooring.

Bedroom 2

11' 7" x 10' 1" (3.53m x 3.07m)
Double glazed window to Rear aspect, Radiator, Power points, Laminate wood effect flooring.

Bedroom 3

9' 1" x 7' 6" (2.77m x 2.29m)
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

Shower Room

Double glazed window to Rear aspect, Toilet, Wash hand basin, Walk in shower with electric shower unit, Lino Flooring.

Outside

Front Garden

Fence and gated access, Grass area, Pathway leading to Front door.

Rear Garden

Enclosed Rear garden via fencing, Pathway to Rear, Patio area, Low maintenance artificial grass, Shrubbery surround, Car park for two vehicles with gated access to Rear.



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welcome to

Westhall Road, Lowestoft

- Three Bedrooms
- End of Terrace House
- Ideal Family Home
- Spacious Sun Room with Garden Views
- Low Maintenance Enclosed Rear Garden
- Two Car Parking Spaces to Rear Aspect
- Ideal Location for Local Amenities
- Separate Lounge and Dining Room

Tenure: Freehold EPC Rating: C



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

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108240 - 0003

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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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