



**Sandringham Road, Lowestoft NR32 2BU**



**welcome to**

**Sandringham Road, Lowestoft**

William H Brown are thrilled to present this fantastic opportunity to purchase this THREE bedroom family home, in a desirable North Lowestoft location. The property boasts a stunning sleek and modern kitchen, two interlinking reception rooms, carpeted bedrooms with access to the family bathroom.



**William H Brown are thrilled to present this striking and modern decorated three bedroom semi-detached end terrace house situated in a desirable location of North Lowestoft. It is situated close to local amenities such as the Lowestoft High Street, North Quay Retail Park, Lowestoft train station with the South Lowestoft award winning beaches within a five minute drive for those who enjoy the seaside.**

**This property has been renovated to a high standard throughout and has a sleek and stylish kitchen installed with plenty of cupboard space, integrated oven, grill, gas hob and extractor fan, yet plenty of room for other appliances. Natural light is also let in through the above skylights. This property also boasts two reception rooms which have aspects of open plan living which is convenient for entertaining guests. The family bathroom comprises of both a bath and walk in shower. Upstairs the three bedrooms are of good size, all carpeted and accessible from the landing.**

**Outside the rear garden is fully enclosed and offers a great opportunity for alfresco dining with a patio area with landscaped lawn beside. Access is provided to the Garage/Workshop area too. We highly recommend viewing the property in person to fully appreciate all it has to offer. Please call us on to schedule in today on 01502 585998 !**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door into the property, Door to Dining Room, Carpeted stairs leading to First floor landing, Laminate wood effect flooring.

#### **Dining Room**

11' 11" x 10' 2" ( 3.63m x 3.10m )  
Double glazed window to Front aspect, Archway to Lounge, Door leading to Kitchen, Under stairs storage, Power points, Radiator, Laminate wood effect flooring.

#### **Lounge**

11' 11" x 9' 8" ( 3.63m x 2.95m )  
Double glazed window to Front, Power points, Radiator, Laminate wood effect flooring.

#### **Kitchen**

17' 1" x 9' ( 5.21m x 2.74m )  
Double glazed window to Rear, Double glazed Velux windows, Double glazed door leading out to Rear garden, Partially tiled walls, Modern fitted kitchen units and work surfaces, Sink and drainer unit, Integrated eye level oven and grill, Gas hob, Space for 50/50 Fridge freezer, Plumbing for dishwasher, Spotlights, Power points, Fashion radiator, Laminate wood effect flooring.

#### **Bathroom**

Double glazed window to Rear and Side aspect, Partially tiled walls, Toilet, Wash hand basin with integrated unit, Walk in Shower cubicle with electric shower, Bath tub, Radiator, Built in airing cupboard, Tiled flooring.

## First Floor

### **Landing**

Access to all three bedrooms off the landing, Carpet flooring.

### **Bedroom 1**

11' 10" x 9' 8" ( 3.61m x 2.95m )  
Double glazed window to Front aspect, Double bedroom, Built in wardrobe/storage space, Radiator, Power points, Carpet flooring.

### **Bedroom 2**

10' 4" x 8' 7" ( 3.15m x 2.62m )  
Double glazed window to Front aspect, Double bedroom, Radiator, Power points, Carpet flooring.

### **Bedroom 3**

10' x 7' 9" ( 3.05m x 2.36m )  
Double glazed window to Side aspect, Radiator, Power points, Carpet flooring.

## Outside

### **Front Garden**

Pathway to front with gated brick wall and shingle to side aspect.

### **Rear Garden**

Patio area to outdoor seating with grass to Side aspect and landscaped shrubbery to side, Fencing to Side aspect with access to Workshop/Garage, Side access gate, Bin storage area.

### **Garage/Workshop**

24' 2" x 9' 3" ( 7.37m x 2.82m )  
Concrete flooring with doors to Front aspect, Side door, Two windows to Side aspect, Fitted workshop benches.



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welcome to

## Sandringham Road, Lowestoft

- Three Bedroom Family Home
- Modern and Sleek Kitchen
- Popular North Lowestoft Location
- Separate Lounge and Dining Room
- Family Bathroom with Shower Cubicle and Bath Tub
- Privately Enclosed Rear Garden with Patio and Laid Lawn
- Garage/ Workshop
- Council Tax Band: A

Tenure: Freehold EPC Rating: D

offers over

**£195,000**



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 inspector(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108229 - 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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