



Hunton Road, Oulton Lowestoft NR32 3QP



welcome to

Hunton Road, Oulton Lowestoft

William H Brown are delighted to present this stunning Three Bedroom family home on Hunton Road. The property sits on the popular 'Limes' development, with ample amenities such as schools and shops within close proximity. Decorated well throughout, this property is an absolute must see!



William H Brown are thrilled to present this stylish home on Hunton Road. Located in Oulton, with a variety of schools, shops and transport links within close proximity, the home is an ideal fit for families. The stunning Oulton 'Broads' are also only a stone's throw away! The property offers ample parking space to the rear of the home in the form of double length driveway. Upon entering the property, the spacious feel and stylish decoration can be seen throughout. A downstairs WC, bright and airy lounge and sleek kitchen/ diner make up the downstairs living space, all of which are decorated to a great standard! The dining space leads through to the low maintenance rear garden, with artificial turf and ample patio space for outdoor seating. The first floor continues the spacious feel throughout the home, with a large landing space leading to all three bedrooms and well-designed family bathroom. The master bedroom is a great size, with en-suite including shower conveniently found just off of the master. The spare bedrooms are also of a good size, ideal for family or guests. Please call 01502 585998 to book a viewing today and avoid disappointment!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door into property, Door to Downstairs WC, Door to Lounge, Radiator, Laminate wood effect flooring.

Downstairs Wc

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Radiator, Wood effect flooring.

Lounge

14' 3" x 12' 2" (4.34m x 3.71m)
Double glazed window to Front aspect, Built in under stairs cupboard, TV and Power points, Radiator, Laminate wood effect flooring.

Kitchen/Diner

15' 4" x 8' 9" (4.67m x 2.67m)
Double glazed window to Rear aspect, Double glazed French doors to Rear aspect leading out to Garden, Partially tiled walls, Fitted Kitchen wall and base units with work surfaces, Sink and drainer unit, Integrated gas hob and oven, Plumbing for dishwasher and washing machine, Space for 50/50 Fridge freezer unit, Ample space for dining table, Radiator, Power points, Laminate wood effect flooring.

First Floor

Landing

Access to all Three Bedrooms and Bathroom, Built in airing cupboard, Loft hatch, Carpeted stairs and landing area.

Bedroom 1

11' 11" x 9' 6" (3.63m x 2.90m)
Double glazed window to Front aspect, Double bedroom, Access to En Suite, Built in wardrobe space/storage, Power points, Radiator, Carpet flooring.

En Suite

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Radiator, Laminate wood effect flooring.

Bedroom 2

9' 1" x 7' 7" (2.77m x 2.31m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Bedroom 3

7' 7" x 5' 11" (2.31m x 1.80m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Lawn to front aspect with pathway to Double glazed Front door.

Rear Garden

Patio slabs surrounding artificial grass, Fenced surround, Outside tap, Timber shed to Rear, Rear access gate to Double length brickweave driveway (please note in photograph includes next doors garage and driveway for clarity).



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welcome to

Hunton Road, Oulton Lowestoft

- Three Bedroom End-Terraced Home
- Ample Parking
- Modern Decoration Throughout
- Downstairs WC and Upstairs Main Bedroom En Suite and Family Bathroom
- Spacious Rooms Throughout
- Close to Schools
- Open Plan Kitchen/Diner
- Low Maintenance Enclosed Rear Garden

Tenure: Freehold EPC Rating: B



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.floorplans.com

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108278 - 0004

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.


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