



Dedham Drive, Lowestoft NR32 3ED

welcome to

Dedham Drive,Lowestoft

William H Brown are thrilled to present this gorgeous Two Bedroom Detached Bungalow on Dedham Drive! Based in the hugely popular location of OULTON, the property offers easy access to a variety of local amenities, with off street parking and spacious living throughout too! Please call 01502 585998 !



William H Brown are delighted to present this beautiful Two Bedroom DOUBLE bedrooms Bungalow on Dedham Drive. This property offer spacious living throughout, decorated to a high standard in every room. The property offers ample off street parking in a form of a driveway to the side and front of the home. Upon entering the property, a convenient entrance hall offers access to the variety of living spaces. A sizeable lounge space can be found to the front of the home, with additional space for home office! Bedroom One and Two can also be found off of the hall, both of which are of a good size with the master in particular suiting a king sized bed with ample wardrobe and unit space surrounding and the second able to accommodate a double with again having built in storage. The family bathroom can also be found here, with shower over bath! The kitchen is found towards the rear of the property, with ample worktop space and cleverly designed breakfast bar. The kitchen flows beautifully into the open plan family/ dining room at the rear of the home, this open plan space is ideal for entertaining friends and family. A low maintenance garden can be found to the rear, with decking for outdoor seating and storage to side for timber sheds! Please call William H Brown to view this gorgeous Bungalow today on 01502 585998!

Accommodation

Ground Floor – Bungalow

Entrance Hall

Double glazed Front door, Access to Bedrooms 1 & 2, Lounge, Kitchen, Bathroom, Loft hatch, Built in electrics cupboard, Spotlights, Radiator, Lino flooring.

Lounge

20' 8" x 11' 11" (6.30m x 3.63m)
Double glazed window to Front aspect, Feature electric fireplace, TV and Power points, Radiator, Open plan with Office/ Dining Space, Carpet flooring.

Kitchen

9' 8" x 9' 1" (2.95m x 2.77m)
Double glazed window to Side aspect, Partially tiled walls, Kitchen fitted units with work surfaces, Breakfast bar, Sink and drainer unit, Integrated Electric Fan Oven and Hob, Extractor fan, Integrated washing machine, Space for fridge freezer unit, Power points, Tile effect flooring

Sun Room

20' 7" x 10' 7" (6.27m x 3.23m)
Double glazed windows to Rear and Side aspects, Open plan with Kitchen, TV and Power points, Two radiators, Tile effect flooring.

Bedroom 1

12' 4" x 11' (3.76m x 3.35m)
Double glazed French doors to Sun Room, Double bedroom, Built in wardrobe and units, TV and Power points, Radiator, Carpet flooring.

Bedroom 2

11' x 9' 6" (3.35m x 2.90m)
Double glazed window to Side aspect, Double bedroom, Built in wardrobes and units, TV and Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Toilet, Wash hand basin, Fully tiled walls, Bath tub with over head electric shower, Spotlights, Radiator, Lino flooring.

Outside

Front Garden

Driveway with dropped kerb from Front aspect and along the Side of the Bungalow, Laid to lawn with fencing to Side aspect.

Rear Garden

Fully enclosed Rear garden, Patio leading to decking to Rear for outdoor furniture, Grass with raised flowerbeds to Rear, Custom hot tub shelter to Side aspect, Side access gate to Front of property, Timber sheds and storage boxes.



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welcome to

Dedham Drive, Lowestoft

- DETACHED Two Double Bedrooms Bungalow
- Driveway to Front of Property
- Open Plan Living
- Well Decorated Throughout
- Popular Location
- Sun Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of
£260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108250 - 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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