



**Rowan Way, Lowestoft NR33 8PT**

**welcome to**

**Rowan Way, Lowestoft**

William H Brown are thrilled to present this stunningly modern TWO bedroom DETACHED BUNGALOW on Rowan Way. Situated in a popular Oulton Broad location, being contemporary and modernly decorated throughout, Driveway to the front for parking and an enclosed rear garden we recommend viewing today!



**William H Brown are thrilled to present this stunningly modern TWO bedroom DETACHED BUNGALOW on Rowan Way. Situated in a popular area of Oulton Broad means the property is close to nearby restaurants, coffee shops, two train stations with links to Norwich and Ipswich, parks and marshland landscapes. Lowestoft town centre is under 4 miles away and Lowestoft's award winning beaches are even closer for enjoyment. There is a selection of great schools in the local area for all ages; including higher education such as college and sixth forms.**

**The property itself is light and airy with being contemporary and decorated in neutral colours throughout. It features a spacious open plan Lounge/Diner with patio doors opening into the garden making it ideal for entertaining. The kitchen is modern with contrasting tiles and integrated oven. Both bedrooms are double sized. The bathroom is fitted with white suite including a shower cubicle and bathtub. Outside, to the front aspect is a driveway for parking. The rear garden is fully enclosed with decking area with a hot tub and shelter and a raised grass area to the centre.**

**With so much to offer the property is definitely worth viewing - call us today on 01502 585998 to book in!**

## Accommodation

### Ground Floor – Bungalow

#### **Entrance Hall**

Double glazed front door, Access to bedrooms, bathroom and lounge, Loft hatch, Radiator, Built in electric/fuse cupboard, Laminated wood effect flooring.

#### **Lounge/ Diner**

19' 2" x 10' 11" ( 5.84m x 3.33m )

Double glazed window to side, Double glazed patio doors with integrated blinds, Power and TV Points, Laminate wood effect flooring.

#### **Kitchen**

9' 1" x 8' ( 2.77m x 2.44m )

Double glazed window to rear aspect, Double glazed side access door, Partially tiled walls, Modern kitchen fitted with wall and base units, Sink and drainer unit, Integrated electric hob, oven and overhead extractor fan, Space for 50/50 fridge/freezer, Plumbing for washing machine, Power points, Laminate wood effect flooring.

#### **Bedroom 1**

11' 3" x 10' 1" ( 3.43m x 3.07m )

Double glazed window to front aspect, Double bedroom, TV and Power points, Radiator, Laminate wood effect flooring.

#### **Bedroom 2**

10' 1" x 8' 8" ( 3.07m x 2.64m )

Double glazed window to front aspect, Double bedroom, TV and Power Points, Radiator, Laminate wood effect flooring.

## **Bathroom**

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin with vanity unit, Bath tub with shower cubicle with electric shower, Built in storage cupboard, Radiator, Extractor fan, Laminate wood effect flooring.

## Outside

### **Front Garden**

Brickweave driveway to front aspect leading to side of home and front door via pathway, Shrubbery with flower beds to front and side aspects.

### **Rear Garden**

Fully enclosed rear garden, Decking providing ample space for seating area with hot tub shelter, Raised grass area, Double side access to front garden, Concrete gated area to side door.



**view this property online** [williamhbrown.co.uk/Property/LOW108086](http://williamhbrown.co.uk/Property/LOW108086)

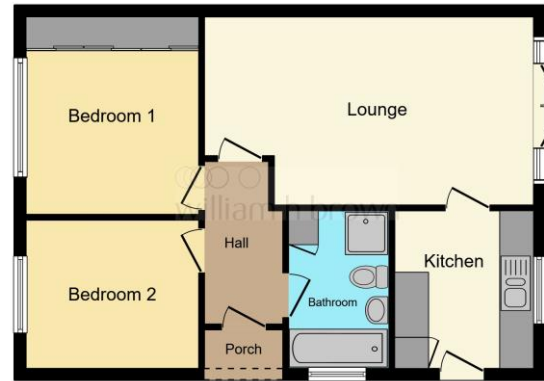


welcome to

## Rowan Way, Lowestoft

- Two Double Bedroom Detached Bungalow
- \*\* Offered Chain Free \*\*
- Sought After Oulton Broad Area
- Modern Kitchen
- Family Bathroom with Both Bath and Shower Cubicle
- Driveway to Front of the Property

Tenure: Freehold EPC Rating: B



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.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108086 - 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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