



**Badgerwood Close, Lowestoft NR33 0LP**



**welcome to**

**Badgerwood Close,Lowestoft**

We are excited to present this fantastic opportunity to purchase this Three Double Bedroom DETACHED Bungalow on Badgerwood Close. The property offers fantastic reception space with a spacious Lounge/Diner leading through to a Conservatory with access to the enclosed Rear Garden.



## Accommodation

### Ground Floor – Bungalow

#### **Entrance Hall**

Double glazed Front door into Entrance Hall, Two Built in Storage cupboards, Doors to all rooms, Power points, Radiator, Laminate wood effect flooring.

#### **Lounge/ Diner**

27' 1" Max x 13' 2" Max ( 8.26m Max x 4.01m Max )  
Two Double glazed windows, Double glazed doors to Conservatory, Open plan with dining room, Featured fireplace, Power points, Carpet flooring.

#### **Kitchen**

15' 11" x 10' 10" ( 4.85m x 3.30m )  
Double glazed window to Rear aspect, Double glazed French doors to Garden, Partially tiled walls, Fitted Wall and Base units with work surfaces, Sink and drainer unit, Space for Double Oven, Overhead extractor fan, Space for 50/50 Fridge freezer unit, Radiator, Spotlights, Plumbing for washing machine, Tiled flooring.

#### **Conservatory**

10' 11" x 9' 2" ( 3.33m x 2.79m )  
Double glazed windows surround, Double glazed sliding patio door to Garden, Tiled flooring.

#### **Bedroom 1**

11' 11" x 11' 6" ( 3.63m x 3.51m )  
Double glazed window to Rear, Double Bedroom, Door to En Suite, Radiator, Power points, Carpet flooring.

#### **En Suite**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Towel

Radiator, Extractor fan, Laminate wood effect flooring.

#### **Bedroom 2**

14' 2" x 10' ( 4.32m x 3.05m )  
Double glazed window to Side aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

11' 6" x 9' 9" ( 3.51m x 2.97m )  
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin with units surround, Bath tub with Overhead shower, Towel Radiator, Laminate wood effect flooring.

### Outside

#### **Front Garden**

Brickweave driveway leading to Garage and access to Front door of the Bungalow, Two Side access gates.

#### **Rear Garden**

Patio leading to grass with Wrap around Garden to Side aspect, Fencing and Shrubbery to Rear aspect, Timber Shed, Summerhouse to Side aspect.

**\*Guide Price £425,000 - £450,000\* William H Brown Lowestoft are delighted to present this fantastic opportunity to purchase this stunning THREE double bedroom DETACHED BUNGALOW. The property is located in a desirable Cul-De-Sac location of South Lowestoft, which is in walking distance to the beach and other local amenities. Plenty of off road parking is provided to the Front of the property via driveway which leads to the garage. The property is well decorated throughout and offers fantastic reception areas; with a spacious Lounge/Diner with Feature Fireplace and access to the Conservatory. The Conservatory is Double glazed with Sliding Patio doors to the Rear garden. The Rear garden is enclosed via fence and shrubbery borders and wraps around the plot with a patio area leading to laid lawn. The Kitchen is modern and stylish with ample room for a Breakfast table and access to the Garden, via French doors. The main bedroom has its own en suite and the other two additional double bedrooms have easy access to the Family bathroom. Viewing is highly recommended - please call us on 01502 585998 TODAY to schedule in yours and avoid disappointment.**



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welcome to

## Badgerwood Close, Lowestoft

- \*Guide Price £425,000 - £450,000\* Detached Three Double Bedroom Bungalow
- Sought After Location in Cul-De-Sac
- Great Reception Space with Lounge/Diner and Conservatory
- Off Road Parking and Garage
- Enclosed Rear Garden with Patio and Laid Lawn
- Modern and Sleek Style Kitchen
- Main Bedroom En Suite
- Family Bathroom with Bath tub and Overhead Shower

Tenure: Freehold EPC Rating: C

guide price

**£425,000-£450,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108291 - 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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