



**Park Road,LOWESTOFT NR32 1SP**

**welcome to**

**Park Road,LOWESTOFT**

**\*\*STUNNING DECORATION THROUGHOUT\*\*** William H Brown are delighted to present this charming FIVE BEDROOM property on Park Road. The property boasts space and fantastic decoration across every floor, with character found in every room! Please call 01502 585998 to view this gorgeous home today!



**William H Brown are delighted to offer this charming Five Bedroom property on Park. Based in the convenient location of Gunton, the property sits only a stone's throw away from the fantastic Lowestoft coastline, including the Gunton Cliffs and Sparrows Nest Gardens. In addition, the area boasts amenities such as schools, shops, and transport links within close proximity. Upon entering the property a convenient entrance hall boasts the charm that can be found throughout the home. A stunning lounge space with bay fronted window can be found to front, with additional reception room just behind, ideal for families! A eye catching open plan kitchen diner, with sleek design can be found to the rear of the home, as well as the delightful bathroom, with standalone bath and corner shower. A landscaped garden can be found to the rear of the home, with ample seating spaces, ideal for those looking to enjoy the outdoors! The spacious feel of the home continues through the first and second floors, both offering superb living space. Bedrooms one, two and three can be found on the first floor, all boasting size and original features! In addition, a cleverly adapted shower room can be found off of the vast landing space. The second floor offers two further bedrooms, ideal for family and guests! This home truly is one of a kind, please call William H Brown to view this gorgeous home today!**

### Accommodation

#### **Ground Floor** **Entrance Hall**

Doors to Lounge, Reception Room/Snug and Kitchen/Diner, Built in under stairs cupboard, Radiator, Tiled flooring.

#### **Lounge**

11' 10" x 11' 5" Plus Bay ( 3.61m x 3.48m Plus Bay )

Double glazed Bay window to Front aspect, Feature fireplace, Two radiators, Power points, Laminate wood effect flooring.

#### **Reception Room/Snug**

12' 5" x 9' 7" ( 3.78m x 2.92m )

Double glazed window to Rear aspect, Feature Fireplace, Radiator, Power points, Carpet flooring.

#### **Kitchen And Breakfast Room**

25' 1" x 10' 3" ( 7.65m x 3.12m )

Kitchen Aspect: Double glazed windows to Side aspect, Door to Rear lobby, Double glazed velux windows, Partially tiled walls, Modern fitted Wall and Base Kitchen units with wood effect work surfaces, Sink and drainer unit, Space for a double gas oven, Integrated Dishwasher, Spotlights, Space for American style Fridge freezer unit, LVT Flooring.

Dining Aspect: Double glazed window and door to Side aspect, Open plan with Kitchen, Built in handy pantry, Partially paneled walls, Fashion radiator, Power points, Spotlights, LVT Flooring.

#### **Rear Lobby**

Double glazed door to Rear garden, Door to bathroom, Built in utility cupboard with plumbing for washing machine and dryer, LVT Flooring.

#### **Bathroom**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin with unit below, Corner shower with rainfall shower head, Standalone bath with custom taps, Towel radiator, Spotlights, Extractor fan, Tile effect flooring.

#### **First Floor** **Landing**

Access to Bedrooms 1,2 and 3, Staircase leading up to Bedrooms 4 and 5, Door to Shower Room, Built in storage cupboard with Loft hatch, Radiator, Carpet flooring.

#### **Bedroom 1**

15' 6" x 11' 4" Plus Bay ( 4.72m x 3.45m Plus Bay )

Double glazed Bay window to Front aspect, Double bedroom, Built in storage cupboard, Feature fireplace, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

12' 6" x 9' 7" ( 3.81m x 2.92m )

Double glazed window to Rear aspect, Double Bedroom, Feature fireplace, Radiator, Power points,

Original wood flooring.

#### **Bedroom 3**

9' 9" Max x 9' 3" Max ( 2.97m Max x 2.82m Max )

Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

#### **Shower Room**

Partially paneled walls, Toilet, Wash hand basin, Shower cubicle with tiling and over head shower, Towel radiator, Extractor fan, Laminate wood effect flooring.

#### **Second Floor**

#### **Second Landing**

Double glazed window to Rear, Access to Bedrooms 4 and 5, Carpeted stairs and carpeted landing.

#### **Bedroom 4**

14' 1" x 8' ( 4.29m x 2.44m )

Double glazed Velux window to Front aspect, Double Bedroom, Fashion radiator, Power points, Carpet flooring.

#### **Bedroom 5**

8' 10" x 8' 3" ( 2.69m x 2.51m )

Double glazed Velux window to Rear aspect, Power points, Radiator, Carpet flooring.

#### **Outside**

#### **Front Garden**

Brick wall with metal railing to Front aspect with white stone to Side aspect, Tiled pathway to Outdoor porch and Front door.

#### **Rear Garden**

Indian sandstone paving with artificial lawn for low maintenance children's play area, Gated leading to landscaped garden with artificial turf, Decking (with integrated lighting) with pergola for outdoor seating, Summer House(with power) to Rear with Rear access gate and additional storage shed, Outdoor tap, Power sockets.



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## Park Road, LOWESTOFT

- Five Bedroom Property
- Decorated to a High Standard
- Character and Charm Throughout
- Open Plan Kitchen with Breakfast Room
- Landscaped Rear Garden
- Close to the Coast
- Plenty of Reception Areas
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: D



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.localagent.com

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108295 - 0006

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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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