



**Tubby Walk, Lowestoft NR32 4GY**



**welcome to**

**Tubby Walk, Lowestoft**

We are thrilled to present this superb Three Bedroom home, spanning three floors located in the desirable village of Oulton. The property features toilet facilities on every floor - with the Main bedroom having an en suite. There is also off road parking to the front of a garage.



**William H Brown are pleased to offer this expansive three-story family home, constructed by Badger Homes, it is ideally located in a small, exclusive development in the highly sought-after village of Oulton. The property offers easy access to local amenities, including shops and schools. In excellent condition throughout, the home features gas-fired central heating, sealed unit double glazing, and high-quality floor coverings. The generously proportioned, versatile living space includes a spacious lounge, cloakroom, and utility room on the ground floor; a large fitted kitchen/diner, two bedrooms, and a family bathroom on the first floor; and a master suite with bedroom and en suite bathroom on the second floor. Outside, the property provides ample off-road parking and a fully enclosed rear garden. This ideal family home is offered with no onward chain, and early viewing is highly recommended. Call William H Brown today to arrange a viewing on 01502 585998!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Front door into the property, Door to Utility room and Downstairs WC, Under stair storage housing boiler, Stairs to First floor landing, Radiator, Telephone point, Radiator, Laminate wood effect flooring.

#### **Downstairs Wc**

Double glazed window to Front aspect, Toilet, Wash hand basin, Radiator, Wood Laminate flooring,

#### **Utility Room**

5' 9" x 9' 2" ( 1.75m x 2.79m )  
Wall and Base units with Work surfaces, Power points, Radiator, Tiled flooring.

#### **Lounge**

17' 1" x 11' 11" ( 5.21m x 3.63m )  
Double glazed window Rear aspect, Double glazed French doors to Rear aspect, Two Radiators, Alarm, TV and Power points, Fitted carpet flooring.

### First Floor

#### **Landing**

Stairs leading to Ground Floor and Up to Second Floor Main Bedroom, Radiator, Fitted carpet flooring.

#### **Kitchen/ Breakfast Room**

10' 2" x 15' 10" ( 3.10m x 4.83m )  
Two double glazed window to Front aspect, Tiled splashback, Fitted Kitchen Wall and Base units with work surfaces, Stainless Steel Sink and Drainer unit, Gas Integrated Hob, Integrated Electric Oven, Space for Dishwasher, TV Point, Power points, Lino flooring.

### **Bedroom 2**

11' 3" x 9' ( 3.43m x 2.74m )  
Double glazed window to Rear aspect, Radiator, TV and Power points, Carpet flooring.

### **Bedroom 3**

7' 9" x 7' 8" ( 2.36m x 2.34m )  
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

### **Bathroom**

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Panelled bath with mixer taps, Heated towel rail, Shaving points, Extractor fan, Lino flooring.

### Second Floor

#### **Bedroom 1**

19' 9" Into Bay x 13' 6" ( 6.02m Into Bay x 4.11m )  
Velux window to Front and Rear aspects, Access to En suite, Eaves storage points, Two radiators, Two TV Points, Loft hatch, Power points, Carpet flooring.

#### **En Suite**

Velux window to Rear aspect, Tiled splashback, Toilet, Wash hand basin, Shower cubicle with mains fed shower, Radiator, Extractor fan, Lino flooring.

#### Outside

##### **Front Garden**

Driveway to Front and Single garage with up and over doors.

##### **Rear Garden**

Enclosed Rear Garden, Tiled patio, Tiled pathway to Rear wooden gate, Grass area.



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## Tubby Walk, Lowestoft

- Expansive Three-Storey Layout
- Main Bedroom with En Suite Shower Room
- Spacious First Floor Kitchen/Breakfast Room
- Fully Enclosed Rear Gardens
- Off Road Parking and Garage
- Gas Fired Central Heating and Double Glazing Throughout
- Downstairs WC and First Floor Bathroom
- Handy Utility Room

Tenure: Freehold EPC Rating: C

offers over

**£240,000**



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108341 - 0004

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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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