

**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 spashback, 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

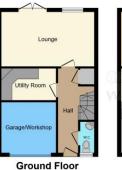
# £240,000















Second Floor





Please note the marker reflects the postcode not the actual property



Property Ref: LOW108341 - 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.





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