



**Bishops Walk, Lowestoft NR32 4JN**





**welcome to**

**Bishops Walk,Lowestoft**

William H Brown are pleased to present this Two Bedroom Detached Bungalow set on a quiet cul-de-sac in the sought after location of Gunton. The home offers great reception space throughout, with ample parking, garden space and garage. Please call 01502 585998 to view today!



**William H Brown are delighted to present this Two/ Three Bedroom Detached Bungalow on Bishops Walk. Located in the hugely popular location of Gunton, the property sits only a stone's throw away from the stunning Gunton Cliffs, as well as a variety of local amenities. The property boasts a large plot, with ample parking, spacious front and rear garden and garage to side. Upon entering the property, a hallway offers access to the spacious reception rooms, with the lounge, dining room and snug being the highlights. Two spacious bedrooms can also be found here, with a superbly sized master bedroom. A kitchen, with good worktop space and wet room style shower room can also be found from the hall. This property is ideal for those looking to relocate or change to life on one level. Please call William H Brown to view today on 01502 585998!**

## Accommodation

### Ground Floor – Bungalow

#### **Entrance Hall**

Double glazed Front door, Built in Coat Storage Cupboard, Power points, Loft hatch, Radiator, Carpet flooring.

#### **Lounge**

22' x 11' 4" ( 6.71m x 3.45m )  
Double glazed window to Front aspect, Feature Fireplace, Radiator, TV and Power points, Carpet flooring.

#### **Dining Room**

12' 9" x 11' 2" ( 3.89m x 3.40m )  
Double glazed window to Side aspect, Door leading to Bedroom 1, Archway leading to Snug, Power points, Radiator, Carpet flooring.

#### **Snug**

10' 5" x 8' 4" ( 3.17m x 2.54m )  
Double glazed Sliding Patio doors to Garden, Radiator, TV and Power points, Carpet flooring.

#### **Kitchen**

10' 4" x 9' 10" ( 3.15m x 3.00m )  
Double glazed window to Side aspect, Fitted Kitchen units with Work surfaces, Pull out Breakfast Bar, Sink and trainer unit, Integrated hob with overhead cookerhood, Integrated Eye Level Oven and Grill, Space for 50/50 Fridge freezer unit, Plumbing for Dishwasher and Washing Machine, Power points, Tile effect flooring.

#### **Bedroom 1**

11' 5" Plus Wardrobe x 11' 5" ( 3.48m Plus Wardrobe x 3.48m )  
Double glazed window to Side aspect, Double Bedroom, Fitted Units and Wardrobes, Built in Storage cupboard, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

9' 5" x 8' 1" ( 2.87m x 2.46m )  
Double glazed window to Side aspect, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Two double glazed windows to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Wetroom style shower, Towel Radiator, Spotlights, Lino flooring.

#### Outside

##### **Front Garden**

Brickweave driveway with brick wall to Front, grass landscaped to Side aspect leading to Garage and Front door.

##### **Rear Garden**

Fully Enclosed Rear Garden, Patio with pergola leading to landscaped garden with a mixture of shrubbery, slate and flowerbeds. Decking to Side aspect with Side access to Garage and Gate leading to Front of the property.

##### **Garage**

Up and Over door with running electricity.



**view this property online** [williamhbrown.co.uk/Property/LOW108326](http://williamhbrown.co.uk/Property/LOW108326)



welcome to

## Bishops Walk, Lowestoft

- Two/Three Bedroom Detached Bungalow
- \*\* Offered Chain Free \*\*
- Desirable Cul-De-Sac Location
- Brickweave Driveway and Garage
- Ample Reception Rooms with Lounge, Diner and Snug
- Kitchen with Integrated Oven and Hob
- Wetroom Style Shower Room
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: C



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

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LOW108326](https://www.williamhbrown.co.uk/Property/LOW108326)



Property Ref:  
LOW108326 - 0003

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.

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.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**