



Stubbs Wood, Lowestoft NR32 4TA

welcome to

Stubbs Wood, Lowestoft

We are delighted to present this stunning Three Bedroom family home. Located in the hugely popular location of Gunton, the home only sits a short journey away from Gunton woods, the coast, as well as schools and shops. Well decorated throughout and offering great space, this property is a must see!



William H Brown are delighted to present this gorgeous Family Home on Stubbs Wood, with Gunton Woods situated just behind the property. The property boasts elegance and charm throughout, with fantastic living space found across both floors, creating the ideal family property. Situated in the ever-popular location of Gunton, the home is only a short walk away from the gorgeous Gunton Cliffs and Lowestoft's coastline. Other amenities such as schools, shops and bus routes are also on its doorstep. The property offers ample off-street parking, with a driveway and garage to side as well as a spacious and private rear garden. The ground floor offers superb living accommodation, with an open plan lounge/ diner, well designed kitchen and fantastic garden room. The first floor consists of a family bathroom as well as three spacious bedrooms all off of the landing. The master bedroom in particular is a superb size! Please call William H Brown to book your viewing today on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Front into property, Stairs to First floor landing, Radiator, Wooden laminate effect flooring.

Downstairs Wc

Toilet, Wash hand basin, Heated towel rail, Tiled flooring.

Lounge/Diner

10' 5" x 24' 9" (3.17m x 7.54m)
Double glazed window to Front aspect, Sliding doors into Conservatory, TV, Radiator, Wooden effect laminate flooring.

Kitchen

12' x 8' 3" (3.66m x 2.51m)
Door to Rear aspect, Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Space for Fridge freezer, Plumbing for washing machine, Laminate wood effect flooring.

Conservatory

12' 1" x 8' 3" (3.68m x 2.51m)
Double glazed window surround, Pitched Roof with glass, French doors to Side aspect, Wooden laminate effect flooring.

First Floor

Landing

Two double glazed window to Rear aspect, Radiator, Airing cupboard, Loft access, Carpet flooring.

Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m)
Double glazed window to Rear aspect, TV Points, Laminate wood effect flooring.

Bedroom 2

12' 6" x 9' 7" (3.81m x 2.92m)
Double glazed window to Front aspect, Radiator, Laminate wood effect flooring.

Bedroom 3

9' 5" x 7' 5" (2.87m x 2.26m)
Double glazed window to Front aspect, Radiator, Storage cupboard, Laminate wood effect flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Freestanding bath, Heated towel rail.

Outside

Front Garden

Driveway to Side, Single garage with Up and Over door, Patio area, Grass area.

Rear Garden

Patio area, Outbuilding, Grass area.



view this property online williamhbrown.co.uk/Property/LOW108296



welcome to

Stubbs Wood, Lowestoft

- Three Bedroom Semi-Detached Home
- Ideal for Families
- Open Plan Lounge/Diner
- Private Rear Garden
- Driveway and Garage
- Close to Local Schools, the Coast and Gunton Woods Behind
- Upstairs Family Bathroom and Downstairs WC
- Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



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

view this property online williamhbrown.co.uk/Property/LOW108296



Property Ref:
LOW108296 - 0008

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



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



williamhbrown.co.uk