



Newark Road, Lowestoft NR33 0LY

welcome to

Newark Road, Lowestoft

****EXTENDED PROPERTY**** William H Brown are delighted to present this stunning Three Bedroom Semi Detached home. The property offers superb living space throughout, with extended kitchen/ diner and utility room, as well as spacious garden with garage! Please call 01502 585998 to book a viewing today!



William H Brown are delighted to present this Three Bedroom Semi Detached home on Newark Road. Located in the popular location of Kirkley, the home offers ample amenities on its doorstep in the form of shops, schools and the stunning Lowestoft beaches! Upon entering the home, a spacious entrance hall offers access to the WC and reception rooms within the home, with a separate lounge, the kitchen has been extended & can be found off of the hallway. The kitchen space has been beautifully extended to offer a bright and airy space to enjoy, with sleek and stylish units, including quartz worktops. The extension has also included a convenient utility room which can be found just past the kitchen The first floor continues the spacious feel of the home, with Three Bedrooms all located off of the large landing space. All bedrooms are of a good size, with the master and guest being particularly spacious doubles. A gorgeous family bathroom can be found off the landing. The large rear garden with lawns & space for growing Fruits/ vegetables along with a garage, There is also income generating solar panels to the front and rear of the property with battery storage. Please call William H Brown to view this stunning family home today!

Accommodation

Ground Floor Entrance Hall

Double glazed Front door leading into the property, Door to WC, Lounge and Kitchen, Radiator, Luxury vinyl flooring.

Downstairs Wc

Double glazed window to Front aspect, Toilet, Wash hand basin, Radiator, Luxury vinyl flooring.

Lounge

12' 11" x 10' 9" (3.94m x 3.28m)

Double glazed window to Front aspect, Feature



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fireplace, TV point Power points, Radiator, Carpet flooring.

Dining Room

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to Rear aspect, Space for dining table, Power points, Wall mounted TV / Radio/DVD, Luxury vinyl flooring.

Kitchen

13' 3" x 10' 5" (4.04m x 3.17m)

Double glazed window to Rear aspect, Double glazed Velux Skylight, Double glazed Rear door, Door to utility and archway to Dining Room, Fitted Kitchen Wall and Base Units with Quartz Work Surfaces, Under unit lighting, Sink and drainer unit, water softener under sink covers the whole house, separate water filter for drinking, dishwasher, Spotlights, Integrated Eye Level Oven, Integrated Hob, Integrated 60/40 Fridge freezer, Radiator, Power points, luxury vinyl flooring.

Utility Room

7' 3" x 4' 8" (2.21m x 1.42m)

Double glazed Velux Skylight, Sink and drainer unit, washing machine and tumble dryer. extractor fan. Luxury vinyl flooring.

First Floor Landing

Double glazed window to Side aspect, large gallery landing with Access to Bedrooms 1-3 and Bathroom, Loft hatch with fitted loft ladder, leading to spacious & partly floored loft. Access to solar x2 3 kilowatt storage batteries.

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window to Front aspect, Double Bedroom, Fitted Wardrobes and units, Power points, Radiator, Carpet flooring.

Bedroom 2

10' 5" x 9' 7" Plus Wardrobe (3.17m x 2.92m Plus Wardrobe)

Double glazed window to Rear aspect, Fitted

wardrobes, Radiator, Carpet flooring.

Bedroom 3

7' 2" x 7' (2.18m x 2.13m)

Double glazed window to Front aspect, Power points, Radiator, Connection points for fibre-optic broadband router, Carpet flooring.

Bathroom

Double glazed window to Rear, recently installed bathroom, Fully tiled walls, Toilet, Wash hand basin with vanity unit, Shaving socket. Shower/Bath with rainfall shower and screen, Dual energy heated towel rail, Ceramic tiled flooring.

Outside

Front Garden

Brick wall to Front and Side aspects, Gated access to pathway leading to Front door with landscaped shingle with raised flower beds, Outside tap.

Rear Garden

Patio for outdoor seating leading to lawn areas, Timber shed which has multiple electric sockets and its own consumer unit, Greenhouse, Fruit/ vegetable plot. Garage to Rear aspect. Outside tap.

Garage

18' 2" x 9' (5.54m x 2.74m)

Double glazed Side door and Window, multiple electric sockets separate Consumer unit. Electric roller door to Front aspect.

Solar Panels

On Front and Rear roof.

Epc Rating B

Additional Information

Guttering: Fascias and soffits have all been replaced. Double glazed: Replaced all around the house. The house, the shed & the garage have all been recently upgraded to latest electrical standards. All plumbing has been replaced new copper pipes & the whole house is being protected via the water softener.

welcome to

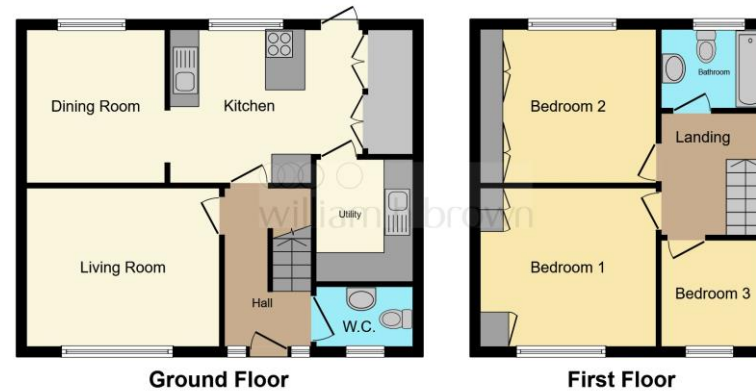
Newark Road, Lowestoft

- Three Bedroom Semi-Detached Home
- Extended Kitchen with Utility Room
- Well Decorated Throughout
- Large Garden with Garage
- Downstairs WC and Upstairs Bathroom
- Separate Lounge and Dining Room
- Solar Panels on Roof

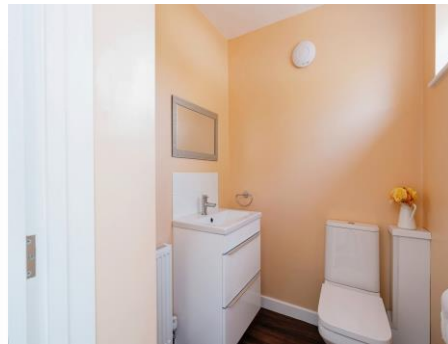
Tenure: Freehold EPC Rating: B

offers in excess of

£280,000



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



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