



**Fir Lane, Lowestoft NR32 2RB**

**welcome to**

**Fir Lane, Lowestoft**

William H Brown are delighted to present this superb Three Bedroom Home on Fir Lane. The property has been decorated with charm and taste throughout, with ample living space, as well as spacious garden and driveway to rear! Please call 01502 585998 to view today!



**William H Brown are pleased to present this Three Bedroom property on Fir Lane. The home is located in the hugely popular location of North Lowestoft, with ample amenities within close proximity, such as schools, shops and bus routes, making this the perfect family home! The property has been decorated to a good standard, with superb features found throughout, such as the original wood flooring. The ground floor of the home offers great space for hosting, with spacious lounge and dining room leading through to the characterful kitchen. A family bathroom can also be found to the rear of the property, with shower over bathroom. The gorgeous rear garden offers an fantastic space for relaxation, with hugely convenient parking also found through the rear gate! The spacious feel of the home continues on the first floor, with two double bedrooms located off of the landing. A useful third bedroom can also be found off of one of the bedrooms, with the potential for use as a dressing room or study! Please call William H Brown to view this gorgeous family home today!**

## Accommodation

### Ground Floor

#### **Lounge**

12' 11" x 11' ( 3.94m x 3.35m )

Double glazed Front door into the property, Double glazed window to Front aspect, Feature fireplace, Power points, Door into Dining Room, Original wooden flooring.

#### **Dining Room**

12' x 11' 11" Plus Understairs ( 3.66m x 3.63m Plus Understairs )

Double glazed door to Rear aspect, Access through to Kitchen, Built in storage, Radiator, Feature fireplace, Laminate wood effect flooring.

#### **Kitchen**

9' 6" x 7' 4" ( 2.90m x 2.24m )

Two Double glazed windows to Rear aspect, Partially tiled walls, Door to Bathroom, Fitted Kitchen Units and work surfaces, Sink and drainer unit, Power points, Radiator, Integrated Gas Hob and Oven, Plumbing for washing machine, Lino tile effect flooring.

#### **Bathroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin with units, Bath tub with shower and shower screen, Radiator, Laminate wood effect flooring.

### First Floor

#### **Landing**

Doors to Bedrooms 1 and 2, Carpeted stairs and landing flooring.

#### **Bedroom 1**

12' 10" x 11' 10" ( 3.91m x 3.61m )

Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

12' 11" x 11' 10" ( 3.94m x 3.61m )

Double glazed window to Rear aspect, Double Bedroom, Access to Bedroom 3, Power points, Radiator, Built in Storage cupboard, Carpet flooring.

#### **Bedroom 3**

9' 6" x 7' 5" ( 2.90m x 2.26m )

Double glazed window to Rear aspect, Radiator, Power points, Laminate wood effect flooring.

### Outside

#### **Front Garden**

Brick wall to Front and Side aspects, with gated access with pathway leading to Front door of the property, Shingle low maintenance garden to Side aspect.

#### **Rear Garden**

Enclosed Rear garden via fenced surround, Concrete area leading to landscaped garden with mixture of shingle and patio with barbecue area, Rear access gate leading to alleyway, Two sheds to Rear with electricity supply, Side access gate.



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## Fir Lane, Lowestoft

- Three Bedroom End-Terraced Home
- Large Rear Garden
- Parking to Rear Aspect
- Close to Local Amenities
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

offers in excess of

**£170,000**



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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Property Ref:  
LOW108444 - 0003

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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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