



Long Road,LOWESTOFT NR33 9DB

welcome to

Long Road,LOWESTOFT

William H Brown Lowestoft are delighted to present this FOUR bedroom family home, spanning across three floors on Long Road. The property is located in a popular area of South Lowestoft close to local amenities such as local convenience shops, schools, doctor's surgeries and the renowned coastline.



William H Brown are excited to present this FOUR bedroom Mid-Terraced home located on Long Road, South Lowestoft. The property has fantastic living space downstairs with a spacious Open Plan Lounge/Diner separated into distinct areas with a change of flooring. The lounge has a great entertainment panelled wall, made homely with a feature fireplace. This then leads through nicely to a long stretching kitchen, which is of modern design; with plenty of cupboard space and benefits from integrated Gas Hob and Oven. This layout is ideal for entertaining guests or great for a family home with interlinking areas which can be opened up socially or treated individually to suit needs - giving you sought after flexibility in modern day living. The Kitchen leads through to the bathroom which features an all white three piece suite - designed with bath having the advantage of an overhead shower too. On the first floor, you are granted access to three bedrooms, two being double in size. A second landing with skylight feature adding natural light over the stairway leads to Bedroom 2, complete with eaves storage. Outside, the rear garden is low maintenance with artificial laid lawn, brickweave seating area ideal for outdoor furniture, garden shed and timber outside bar - ideal for alfresco entertainment in the summer months when hosting. With the location of the property and layout we can see this fitting a range of buyers from first time buyers, investors or families. Call 01502 585998 !

Accommodation

Ground Floor

Entrance Porch

Double glazed Front door, Access through to Lounge/Diner, Tiled flooring.

Lounge/Diner

17' 6" x 12' 3" (5.33m x 3.73m)
Double glazed window to Front aspect, Entertainment wall with panelling and feature fireplace, Two Fashion Radiators, Access to Porch and Hallway, Power points, Partially carpet flooring and the rest Laminate wood effect flooring.

Hall

Double glazed door to Rear aspect leading to Rear Garden, Door to Kitchen and Lounge, First floor landing accessible via stairs, Radiator, Laminate wood effect flooring.

Kitchen

13' 3" x 6' 9" (4.04m x 2.06m)
Three Double glazed windows to Side aspect, Door leading to Bathroom, Partially tiled walls, Fitted Kitchen Wall and Base units with Work Surfaces, Sink and drainer unit, Integrated Gas Hob and Oven, Space for 50/50 Fridge freezer, Fashion Radiator, Tiled effect flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin with units below, Bath with overhead shower and shower screen, Shaving point, Radiator, Tiled effect flooring.

First Floor

Landing

Access to Bedrooms 1,3, 4 and Stairs to Second Floor landing with Skylights, Carpet flooring.

Bedroom 1

12' 4" x 10' 4" (3.76m x 3.15m)
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

9' 7" x 6' 8" (2.92m x 2.03m)
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 4

8' 10" x 7' 2" (2.69m x 2.18m)
Double glazed window to Side and Rear aspects, Power points, Carpet flooring.

Second Floor

Bedroom 2

9' 10" x 8' 11" (3.00m x 2.72m)
Double glazed Velux window, Built in eaves storage, Power points, Carpet flooring.

Outside

Front Garden

Brick wall with gates access to Front aspect, Concrete paving with space for bin storage.

Rear Garden

Low maintenance garden leading to artificial turf with garden shed to Front, Brickweave seating area with Timber Bar to Rear - ideal for outdoor entertaining.



view this property online williamhbrown.co.uk/Property/LOW104815



welcome to

Long Road, LOWESTOFT

- Four Bedroom Home with Living Across Three Storeys
- Spacious Open Plan Lounge/ Diner
- Downstairs Bathroom with Bath and Overhead Shower
- Modern Kitchen
- Low Maintenance Rear Garden with Timber Bar
- Velux window Feature on Stairway
- Desirable South Lowestoft Location
- Entertainment Wall in Lounge with Panelling and Feature Fireplace

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£200,000



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/LOW104815



Property Ref:
LOW104815 - 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



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



williamhbrown.co.uk