



St. Margarets Plain, Lowestoft NR32 1SY

welcome to

St. Margarets Plain, Lowestoft

William H Brown are delighted to present this gorgeous Three Bedroom family home on St. Margarets Plain. Decorated to a beautiful standard throughout, with ample living space throughout. Located in North Lowestoft, the home sits in close proximity to amenities and is a must see for families!



William H Brown are delighted to offer this stunning Three Bedroom home on St. Margarets Plain. Located in North Lowestoft the property sits within close proximity to a variety of local amenities, such as schools, shops and transport links. The home offers stunning character and charm throughout, noticed immediately upon entering the grand entrance hall. A bright and airy lounge is accompanied by a stylish open plan Kitchen/Diner on the ground floor, ideal for entertaining friends and family. The first floor continues the spacious feeling throughout the home, with a large landing offering access to all three bedrooms off of the landing. Each bedroom is of a fantastic size, all suitable for double beds, ideal for families! A gorgeous en-suite can also be found off of the master bedroom, with walk in shower, as well as a family bathroom located off the hallway offering a shower over bath. The home also offers fantastic outdoor space, with a driveway leading to garage at the side, and a beautifully landscaped rear garden, with decking for outdoor seating! Please call William H Brown to organise a viewing today!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Double glazed door to Rear aspect, Door to Lounge, Kitchen/Diner, Tile effect flooring.

Lounge

16' 7" x 11' 3" Plus Bay (5.05m x 3.43m Plus Bay)
Double glazed Bay window to Front aspect, Feature Fireplace, Radiator, Power points, Carpet flooring.

Kitchen/ Diner

18' 5" x 16' 3" (5.61m x 4.95m)
Two double glazed windows to Rear and One to Side aspect, Fitted Kitchen Units and Work Surfaces, Sink and drainer unit, Space for Double Oven and Stove, Space for American Style Fridge Freezer, Two radiators, Plumbing for washing machine, Wood effect flooring.

First Floor

Landing

Double glazed window to Rear aspect, Door to Bedrooms 1-3 and Bathroom, Two radiators, Carpeted stairs and landing flooring.

Bedroom 1

12' 6" Wardrobe x 12' 1" Plus Bay (3.81m Wardrobe x 3.68m Plus Bay)
Double glazed Bay to Front aspect, Double Bedroom, Built in Sliding mirrored doors, Door to En Suite, TV and Power points, Spotlights, Three Radiators, Carpet flooring.

En Suite

Double glazed window to Front aspect, Fully tiled walls, WC, Wash hand basin with built in units underneath, Walk in Rainfall shower, Towel radiator, Tile effect flooring.

Bedroom 2

16' 8" x 8' 10" (5.08m x 2.69m)
Double glazed window to Side, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 3

15' 8" x 8' 5" (4.78m x 2.57m)
Two Double glazed windows to Rear aspect, Built in wardrobe/storage, Power points, Three radiators, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, WC, Wash hand basin, Bath tub with overhead shower, Built in airing cupboard, Vanity unit, Towel rail, Spotlights, Tile effect flooring.

Outside

Front Garden

Brickwall to Front with gates access to path leading to Front door of the property. Landscaped garden to Front with mixture of stone and shrubbery. Stone driveway to side, leading to Garage.

Rear Garden

Patio leading to Landscaped garden with mixture of Stone and Shrubbery, Pathway leading to decking for outdoor seating with two timber with two timber shed/workshop spaces. Pathway leading to driveway and door to the garage.

Garage

18' 10" x 8' 5" (5.74m x 2.57m)
Electric door to Front aspect, Running electricity and water.



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welcome to

St. Margarets Plain, Lowestoft

- Approximately 129 Square Metres
- Three Double Bedrooms
- Stylish Decoration Throughout
- Driveway and Garage
- Close to Local Amenities
- Landscaped Rear Gardens
- Main Bedroom with En Suite Facilities
- Modern and Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: D



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

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108485 - 0005

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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.



william h brown



01502 585998



Lowestoft@williambrown.co.uk



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



williambrown.co.uk