

The Firs, Southwold IP18 6YS

welcome to

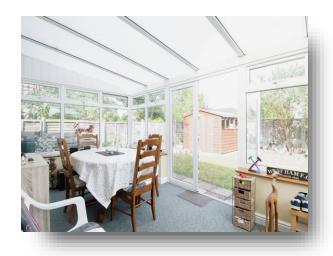
The Firs, Southwold

William H Bown are deliighted to present this Three Bedroom Detached Bungalow located approximately only a 5 minute drive away from SOUTHWOLD. With superb space throughout and an ideal location, this Bungalow is a fantastic purchase for all. Please call 01502 585998 to book a viewing today!













Entrance Hall

Ground Floor – Bungalow

Accommodation

Wooden Front door with 4 glass panels, Built in airing cupboard, Loft hatch, Radiator, Carpet flooring.

Lounge

29' 6" x 12' 5" (8.99m x 3.78m)

Double glazed window to Rear aspect, Double glazed Patio doors leading to Garden room, Two radiators, Power and TV Points, Carpet flooring.

Kitchen

10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed window to Side aspect, Side door, Partially tiled walls, Fitted Kitchen units with Work surfaces, Sink and drainer unit, Space for Gas cooker, Overhead Extractor fan, Space for Fridge freezer unit, Power points, Radiator, Lino tiled effect flooring.

Garden Room

26' 11" x 8' 10" (8.20m x 2.69m)

Double glazed Doors to Rear and side aspect, Double glazed window surround, Radiator, Power points, Carpet flooring.

Bedroom 1

10' 11" x 9' 6" Plus Wardrobe (3.33m x 2.90m Plus Wardrobe)

Double glazed window to Front aspect, Double Bedroom, Triple mirrored sliding door wardrobes, Power points, Radiator, Carpet flooring.

Bedroom 2

13' 2" x 9' 10" (4.01m x 3.00m)

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

Bedroom 3

8' 8" x 7' 3" (2.64m x 2.21m)

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

Shower Room

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin with unit below, Radiator, Walk in shower with sliding screen door, Tile effect flooring.

Outside

Front Garden

Brickweave driveway to Side aspect, leading to Garage. Paving slabs and grass to Front aspect with Side access gate.

Rear Garden

Patio for outdoor seating with grass, Fenced surround with shrubbery beds. Timber shed to rear with rear access gate and pathway to Side gate leading to the Front of the property.

Garage

16' x 8' 11" (4.88m x 2.72m)

Door to Rear aspect, Up and over door to Front, Plumbing for white goods, Power points.



William H Brown are delighted to present this spacious Three Bedroom Bungalow,

The property boasts fantastic living space

through to a large garden room, ideal for

throughout, with a generous loung leading

hosting and entertaining family. Three well

sized bedrooms can also be found within the

home, with the master in paritcular offering great size. Located close to the hugely

popular area of Southwold, the property is

only a short journey away from the coast as well as a variety of local amenities, such as

schools, shops and transport links. Sat on a

fantastic plot, with ample off street parking

garden, this home is an absolute must see! Please call 01502 585998 to view this home

and garage as well as a gorgeous rear

today!

located in a convenient culdesac on The Firs.



welcome to

The Firs, Southwold

- **CLOSE TO SOUTHWOLD**
- THREE BEDROOMS
- DETACHED BUNGALOW
- SPACIOUS THROUGHOUT
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£385,000



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







Reydon Primary School St Clements Dental Care Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108468



Property Ref: LOW108468 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or and boundaries of the property and other important matters before exchange of contracts.



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