



Park Road, Lowestoft NR32 1SP



welcome to

Park Road, Lowestoft

William H Brown Lowestoft are delighted to present this THREE Bedroom Mid-Terrace home on Park Road. The property is decorated to a high contemporary standard throughout whilst still keeping some original features to give a homely and cosy feel.



William H Brown are thrilled to present the opportunity to purchase this THREE bedroom home on Park Road, which offers fantastic living space across both floors, suiting a range of purchasers. The whole property has been decorated to a modern and contemporary standard throughout, making the easy to move into straightaway and just tweak to personal tastes. There are also lovely aspects to the home which add character and give an overall homely ambiance with some original wooden floorboards and original fireplaces. The Lounge is an impressive room with being spacious and letting in lots of natural light, with a Bay Window with shutters to the front and Double doors to the Rear leading to the Rear Garden. It also features two fireplaces, one being complete with a multi-fuel log burner to make the vast room cosy. The Kitchen/Diner is a wonderful country style, with plenty of cupboard space and Butlers sink. There is plenty of room for a kitchen table also, making the home easy to entertain guests or suit family living. There is also access to a Rear lobby with extra fitted units and access to a Shower Room. Upstairs, boasts THREE DOUBLE bedrooms with the Principal bedroom also having built in wardrobe space. All bedrooms have convenient easy access across the landing to the upstairs bathroom. Outside, the front of the property has gated access and a path to the front door. The Rear garden is landscaped, enclosed and low maintenance with access to a storage shed.

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door into the property, Doors leading to Lounge and Kitchen, Built in under stairs storage cupboard, Radiator, Wooden flooring.

Lounge

26' 3" Plus Bay x 9' 2" (8.00m Plus Bay x 2.79m)
Double glazed Bay window to Front aspect with shutters, Double glazed Double doors to Rear aspect, Two feature fireplaces with multi-fuel log burner, Fitted units and Wooden flooring.

Kitchen/ Diner

23' 8" x 9' 2" (7.21m x 2.79m)
Two Double glazed windows, Partially tiled walls, Fitted Kitchen units with work surfaces, Butlers sink, Open plan with dining room, Spotlights, Integrated Eye Level Oven and Grill, Electric hob, Integrated Dishwasher, Space for American Style Fridge Freezer unit, Power points, Two radiators, Lino wood effect flooring.

Rear Lobby

Double glazed Rear door, Partially tiled walls, Door to Kitchen, Fitted units with work surfaces and sink, Lino flooring.

Shower Room

Double glazed window to Rear aspect, Partially tiled walls, Spotlights, WC, Wash hand basin, Walk in shower with rainfall shower head, Towel radiator, Lino flooring.

First Floor

Landing

Access to Bedrooms 1-3 and Bathroom, Built in

storage cupboard, Loft hatch, Wooden flooring.

Bedroom 1

14' 9" x 13' 5" Plus Bay (4.50m x 4.09m Plus Bay)
Double glazed Bay window, Double Bedroom, Built in wardrobes, Power points, Wooden flooring.

Bathroom

Double glazed window to Side aspect, Paneled walls, WC, Wash hand basin, Standalone bath with mixer taps, Radiator, Wooden flooring.

Bedroom 2

12' 9" x 10' (3.89m x 3.05m)
Double glazed window to Rear aspect, Double Bedroom, Feature fireplace, Built in wardrobes, Radiator, Wooden flooring.

Bedroom 3

12' 2" x 9' 11" (3.71m x 3.02m)
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Wooden flooring.

Outside

Front Garden

Brick wall to Front with gated access and tiled pathways leading to Double glazed Front door.

Rear Garden

Paving leading to landscaped Rear garden with artificial lawn, Brick wall surround to keep enclosed and private, Pathway, Access gate and storage shed to Rear.



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welcome to

Park Road, Lowestoft

- Three Bedroom Mid-Terraced Home
- Contemporary Throughout with Some Original Features
- Spacious Kitchen/Diner with Integrated Appliances
- Enclosed, Low Maintenance Rear Garden
- Lounge with Feature Fireplace and Multi-fuel Log Burner
- Downstairs Shower Room and Upstairs Bathroom
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£260,000



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:
LOW108517 - 0002

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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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