



Moleyns Close, Lowestoft NR32 3BG

welcome to

Moleyns Close, Lowestoft

William H Brown are delighted to present this gorgeous Two Bedroom home on Moleyns Close. The property offers stylish decoration throughout, with a fantastic finish in every room as well as driveway leading to garage at side. Please call William H Brown to organise a viewing today!



William H Brown are delighted to present this gorgeous Two Bedroom home on Moleyns Close. Built in 2017 by the superb Oldman Homes, known for their fantastic finish. Situated in the heart of Oulton, the property is within walking distance of 'The Limes Academy', as well as a variety of other amenities, ideal for families and first time buyers alike. The home offers a spacious plot, with brick weave driveway to side for off street parking leading to garage, a rare touch for these homes. A nicely landscaped rear garden offers fantastic outdoor space for all to enjoy.. Upon entering the home, a convenient entrance hall offers access to the kitchen/diner, with sleek units and worktops, as well as lounge space to rear. A convenient downstairs WC can also be found off of the entrance hall. The first floor continues the modern decoration found throughout, with a landing leading to two double bedrooms; the guest and master bedroom. Both rooms are sizable doubles, with a well decorated family bathroom located in between. This is an ideal property for both families and first time buyers, please call William H Brown on 01502 585998 to organise a viewing today and avoid disappointment.

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to Kitchen, Lounge and Downstairs WC, Built in under stairs cupboard, Radiator, Karndean flooring.

Downstairs Wc

Double glazed window to Front aspect, WC, Wash hand basin with vanity unit, Radiator, Karndean flooring.

Lounge

15' 11" x 9' 6" (4.85m x 2.90m)
Double glazed window and Patio Doors to Rear aspect, TV and Power points, Radiator, Karndean flooring.

Kitchen/Diner

14' 11" x 7' 8" (4.55m x 2.34m)
Fitted Kitchen Wall and Base Units with Work surfaces, Sink and drainer units, Spotlights, Integrated Induction Hob and Oven, Overhead extractor fan, Integrated Fridge Freezer unit, Space for Dining Table, Radiator, Power points, Karndean flooring.

First Floor

Landing

Doors to Bedrooms 1 and 2 and Family Bathroom, Built in airing cupboard, Power points, Loft hatch, Carpeted stairs and landing flooring.

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed window to Front aspect, Double Bedroom, Built in Wardrobe, Power points, Radiator,

Carpet flooring.

Bedroom 2

12' 6" Plus Wardrobe x 8' 6" (3.81m Plus Wardrobe x 2.59m)
Double glazed window to Rear aspect, Double Bedroom, Built in wardrobe with sliding mirrored door, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Toilet, Wash hand basin with vanity unit, Bath tub with mixer taps, Overhead shower and shower screen, Shaving point, Towel radiator, Wood effect flooring.

Outside

Front Garden

Landscaped stone with shrubbery to Front and Brickweave driveway leading to garage to Side aspect, with Side access gate to Rear Garden.

Rear Garden

Patio ideal for outdoor seating, leading to grass with shrubbery beds to rear. Side gate access to Front Garden Garage and Driveway, Bin storage area to Rear aspect.

Garage

19' 3" x 9' 7" (5.87m x 2.92m)
Up and over garage door, Double glazed door to Side aspect, Running electricity supply.



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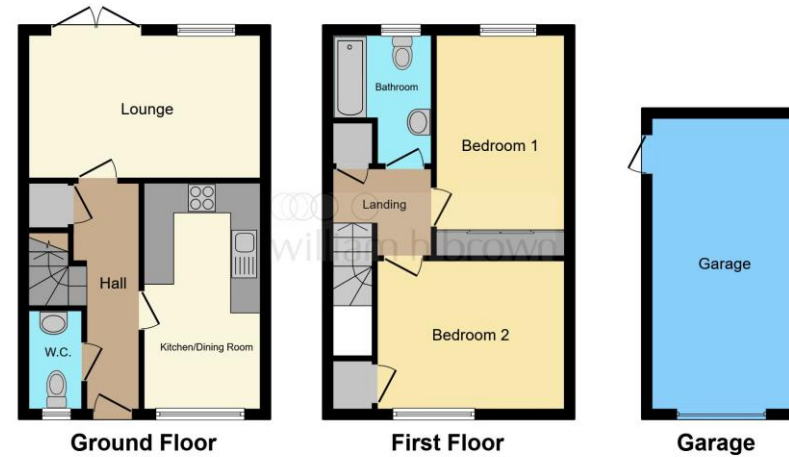
Moleyns Close, Lowestoft

- Two Double Bedroom Home
- Driveway Leading to Garage
- 2017 Oldman Homes New Build
- Stylish and Contemporary Decoration Throughout
- Downstairs WC and Upstairs Family Bathroom
- Sociable Open Plan Kitchen/Diner
- Poplar Oulton Location
- Fenced Surround Rear Garden with Patio Area and Laid Lawn

Tenure: Freehold EPC Rating: B

offers in excess of

£230,000



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:
LOW107578 - 0002

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.


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