



Hadleigh Drive, Lowestoft NR32 3EE

welcome to

Hadleigh Drive, Lowestoft

William H Brown Lowestoft are delighted to present this TWO bedroom DETACHED BUNGALOW, located on Hadleigh Drive. The property boasts a long driveway leading to garage, Entrance Hall, Lounge, Separate Diner, Kitchen, Conservatory, Separate WC and Shower Room.



William H Brown are pleased to bring to market this TWO Bedroom, CHAIN FREE, Detached Bungalow, located in a quiet cul-de-sac in a residential community just North of Oulton Broad. Oulton Broad is renowned for being one of the finest stretches of inland water within the UK, attracting powerboat racing and other water sports. Being situated only Two miles West of Lowestoft town means there are great transport links and also plenty of independent pubs, restaurants and cafes to enjoy, along with Nicholas Everitt Park nearby for all ages to explore. The property boasts off road parking to the side, which leads to a garage. You enter the home via a entrance hall, granting access to all main rooms. There is plenty of Reception space to entertain guests or accommodate different uses - benefiting from a separate Lounge and Dining room - with also having a conservatory space too. The Kitchen has plenty of cupboard space, complete with integrated stylish oven, with room yet for other additional appliances. Both bedrooms are of good size and are located conveniently close to the WC and separate shower room. The Rear Garden is low maintenance and enclosed via fenced surround to help make a private space. Leading from the Conservatory is a shingled garden area with raised flower beds, with a laid lawn. We anticipate this home suiting a range of purchasers; from those looking to down-size or relocated close to the coast - call us on 01502 585998 TODAY to schedule in a viewing!

Accommodation

Ground Floor – Bungalow

Entrance Hall

Double glazed Front door leading into the property, Laminate wood effect flooring.

Lounge

11' 5" x 13' 4" (3.48m x 4.06m)
Window to Front aspect, Electric Fireplace, Radiator, Laminate flooring.

Dining Room

11' 7" x 8' (3.53m x 2.44m)
Double door leading to conservatory.

Kitchen

14' x 7' 11" (4.27m x 2.41m)
Window to Front and Rear aspects, Partially tiled walls, Door to Side leading to Side access, Vinyl flooring.

Bedroom 1

7' 6" x 10' (2.29m x 3.05m)
Window to Side aspect, Radiator, Carpet flooring.

Bedroom 2

13' 3" x 10' 5" (4.04m x 3.17m)
Window to Side aspect, Radiator, Carpet flooring.

Shower Room

Window to Side aspect, Tiled walls, Sink, Tiled flooring.

Wc

Window to Side aspect, Partially tiled walls, WC, Vinyl flooring.

Outside

Front Garden

Driveway to Side aspect leading to garage. Small low rise Brickwall to Front aspect, Low maintenance shingle garden.

Rear Garden

Fenced in Rear garden, Shingle low maintenance area near Conservatory (accessible via step), Raised flower beds, Laid lawn.



view this property online williamhbrown.co.uk/Property/LOW108526



welcome to

Hadleigh Drive, Lowestoft

- Two Bedroom Detached Bungalow
- ** Offered Chain Free **
- Driveway and Garage
- Separate Lounge and Dining Room
- Conservatory
- Separate Next Door WC and Shower Room
- Enclosed Rear Garden
- Desirable Cul-De-Sac Location

Tenure: Freehold EPC Rating: D



£245,000

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/LOW108526



Property Ref:
LOW108526 - 0010

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