



**Dell Road, Lowestoft NR33 9NS**

**welcome to**

**Dell Road, Lowestoft**

William H Brown Lowestoft are delighted to present this TWO Double Bedroom mid-terraced home located on Dell Road. The property consists of; Entrance Porch, Lounge and Separate Dining Room, Galley Style Kitchen, Conservatory, Enclosed Rear garden, with two upstairs Double Bedrooms and Bathroom.



**William H Brown are excited to present this Two Double Bedroom home located on Dell Road. Situated in a popular South Lowestoft location; with being only a short walk from Oulton Broads, which are one of the finest stretches of inland water in the UK and attract a range of water sports. There are also great public transport links and with easy access to both the A12 and A114, this property is a perfect opportunity for all types of buyers with fantastic connections to neighbouring towns to explore or commute to.**

**You enter the home via an entrance porch, being a great space to segregate coats and shoes this time of year and leads directly into the Lounge. The reception space is great with separate Lounge and Dining space which flow through to the galley style kitchen - great for entertaining guests or everyday busy family living. The Kitchen being galley style allows for all space to be utilised and allow for ample storage. This then leads through to a handy conservatory, which is fantastic for additional utility space and provides access to the Rear garden. The garden is fully enclosed via fenced surround to enable privacy and is low maintenance with concrete slabbed paving leading to the back gate and garage/workshop. Upstairs, the property boasts two Double bedrooms - both with built in wardrobe space. Both have easy access via the landing to the bathroom, which contains a bathtub with overhead shower. Call us on 01502 585998 to schedule a viewing!**

## **Accommodation**

### **Ground Floor**

#### **Entrance Porch**

Entrance door into the home, Small double glazed window to Side aspect, Coat hangers, Access through to the Lounge, Carpet flooring.

#### **Lounge**

11' 9" x 10' 9" ( 3.58m x 3.28m )  
Double glazed Front door from Entrance porch straight through to Lounge, Double glazed window to Front aspect, Radiator, Wooden tiled flooring.

#### **Dining Room**

11' 9" x 11' 9" ( 3.58m x 3.58m )  
Double glazed window to Rear aspect, Feature fireplace. Storage cupboard, Radiator, Wooden tiled flooring.

#### **Kitchen**

9' 6" x 7' 4" ( 2.90m x 2.24m )  
Double glazed window to Side aspect, Galley style Kitchen, Access to Conservatory/ Utility space, Fully tiled walls, Fitted Kitchen units with Wooden Work Surfaces, Sink and drainer unit, Boiler, Lino flooring.

#### **Utility Room/ Conservatory**

12' 3" x 7' 8" ( 3.73m x 2.34m )  
Double glazed windows to Side aspect, Access to garden, Currently utilised as utility space, Radiator, Lino flooring.

### **First Floor**

#### **Landing**

Access to Bedrooms 1, 2 and Family Bathroom, Loft access, Power points, Carpet flooring.

#### **Bedroom 1**

11' 9" Max x 10' 9" Max ( 3.58m Max x 3.28m Max )  
Double glazed window to Front aspect, Double Bedroom, TV and Power points, Radiator, Built in storage cupboard, Carpet flooring.

#### **Bedroom 2**

9' 2" x 10' 7" ( 2.79m x 3.23m )  
Double glazed window to Rear aspect, Double Bedroom, TV and Power points, Radiator, Built in wardrobe, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Partially wooden wall and partially tiled walls, WC, Wash hand basin with vanity unit built in, Bath with overhead shower, Radiator, Built in storage cupboard, Wood effect flooring.

### **Outside**

#### **Front Garden**

Brick wall surround, Gated entrance (metal), Space for Bin storage, Low maintenance concrete, Access to home via Entrance Porch Front door.

#### **Rear Garden**

Enclosed via wooden fenced surround, Concrete Steps, Concrete slabs to back gate, Seeded garden, Garage/Workshop.



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## Dell Road, Lowestoft

- Two Double Bedroom Mid-Terraced Home
- Separate Lounge and Dining Room
- Galley Style Kitchen
- Handy Conservatory/Utility Space
- Enclosed Rear Garden with Garage/ Workshop
- Upstairs Bathroom with Bathtub and Overhead Shower
- Desirable South Location
- Close to Local Amenities

Tenure: Freehold EPC Rating: E

**£170,000**



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.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108675 - 0013

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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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