



Lawn Grove, Lowestoft NR32 4XG

welcome to

Lawn Grove,Lowestoft

William H Brown Lowestoft are delighted to present this THREE bedroom End-terraced home, spanning three storeys on Lawn Grove. The property features; Driveway and Garage, Entrance Hall, Downstairs WC, Modern Kitchen/ Diner, Three Bedrooms with Main Bedroom and Family Bathroom.



William H Brown are delighted to bring this THREE bedroom Townhouse situated on the cusp of Oulton Village, North-Lowestoft. This home is in catchment of a local primary and secondary school, as well as being a short walk to the local supermarket and easy access to the A47 meaning access and commuting is easily achievable. The property itself benefits from a Front driveway, which leads to a Single garage with a roller door and door leading through conveniently to the Entrance Hall of the home. On the Ground floor you also have access to a handy downstairs WC, Spacious Lounge and Modern Kitchen/Diner. The Kitchen is complete with Breakfast Bar and has French doors leading out to the Rear garden - making a fantastic interlinking entertainment space for guests in the summer months. The Garden is enclosed via fenced surround to create privacy, with patio area, decking and low maintenance astroturf, Upstairs, the first floor has two bedrooms with easy access across the landing to the Family bathroom - complete with Bath tub and overhead shower unit. The second floor has the Main Bedroom, which benefits from its own Ensuite shower room and eaves storage. This is a fantastic opportunity for both first time buyers and families alike! The property is perfect for contemporary living with a modern décor throughout making the home easy to move into straight away, with only minor tweaks necessary to personal taste. Please call us TODAY to schedule in your viewing on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Access to Garage, WC and Kitchen, Carpeted stairs leading to First floor landing, Wood effect laminate flooring.

Downstairs Wc

Double glazed window to Front aspect, WC, Wash hand basin, Radiator, Wood effect laminate flooring.

Lounge

10' 2" x 16' (3.10m x 4.88m)
Double glazed window to Front aspect, TV Point, Two radiators, Power points, Carpet flooring.

Kitchen/ Diner

10' 1" x 17' 1" (3.07m x 5.21m)
Double glazed window to Rear, French doors leading to Garden, Integrated Modern Kitchen with Wall, Base units and Work surfaces, Breakfast Bar, Sink and drainer unit, Gas Hob with Overhead extractor fan, Integrated Electric Oven, Combi boiler, Space for Dining Table, Power points, Radiator, Tiled flooring.

First Floor

Landing

Access to Bedrooms 2,3 and Bathroom, Carpet flooring.

Bedroom 2

9' x 11' 2" (2.74m x 3.40m)
Double glazed window to Rear aspect, Partially paneled wall, Double Bedroom, Radiator, Power point, Carpet flooring.

Bedroom 3

7' 8" x 11' 3" (2.34m x 3.43m)
Double glazed window to Rear aspect, Shelving unit, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Front aspect, Partially tiled wall, WC, Wash hand basin, Bath with overhead shower, Lino flooring.

Second Floor

Bedroom 1

10' 9" x 13' 7" (3.28m x 4.14m)
Two Double Glazed Velux windows (one to front and one to rear aspect), Double Bedroom, Access to Ensuite, Built in wardrobes, Eaves Storage cupboard, TV and Power points, Carpet flooring.

Ensuite

Velux window to Front aspect, Partially tiled walls, WC, Wash hand basin, Walk in shower, Towel heater, Lino flooring.

Outside

Front Garden

Brickweave and concrete driveway leading to Garage, Access to Front door, Small fence along boundary.

Rear Garden

Enclosed via fenced surround, Back gate leading to alleyway, Patio area, Decking, Astroturf and Wooden Sleepers.

Garage

Door into Entrance Hall, Roller garage door, Single garage with electricity supply.



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welcome to

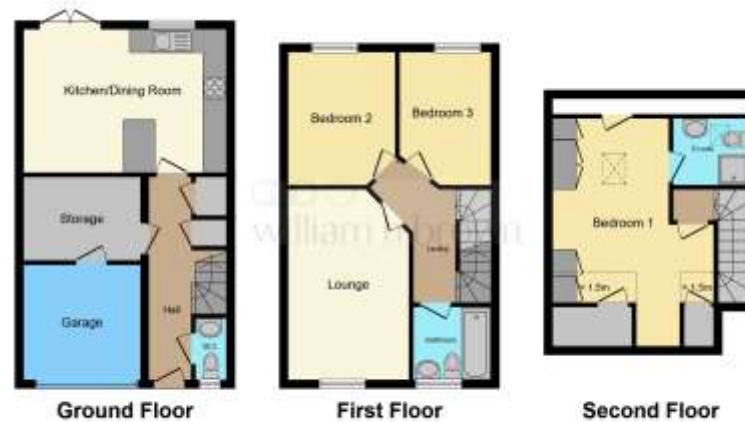
Lawn Grove, Lowestoft

- Three Bedroom End-Terraced Home
- Driveway and Garage
- Living Spanning Three Storeys
- Modern Kitchen with French Doors to Rear Garden
- Separate Lounge and Dining Room
- Main Bedroom with Ensuite
- Downstairs WC and First Floor Family Bathroom
- Popular North Lowestoft Location Close to Local Amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£255,000



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.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108684 - 0009

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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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