



St. Margarets Road, Lowestoft NR32 4HT

welcome to

St. Margarets Road, Lowestoft

William H Brown Lowestoft are thrilled to present this FOUR bedroom converted family home, which is located in a popular North Lowestoft position - close to a range of local amenities. The property boasts separate Lounge and Dining Room, Galley Style Kitchen, Rear Lobby leading to Bathroom.



William H Brown is delighted to present this spacious Victorian property on St Margaret's Road, in North Lowestoft with living across Three Storeys. The home is offered with NO ONWARD CHAIN. The property is conveniently located only a short walk to Lowestoft High Street, Sparrows Nest and North Denes - as well as being within catchment to several schools and close to local transport links via train or bus. You enter the home into a spacious Lounge which has a Bay window to the Front and includes an Electric Feature Fireplace. There is plenty of reception space with this then leading through to the Dining Room. This in turn has an adjoining kitchen, making the layout of the home fantastic for busy family living or for entertaining guests. The Kitchen is galley style, making the most of storage space and work surfaces with room yet for Washing Machine, Fridge Freezer and integrated Hob and Oven. A Rear Lobby provides access to the Rear Garden and the Downstairs Bathroom with Overhead Shower Unit. Upstairs, on the first floor the landing Grants access to Bedroom 1 and 2. From Bedroom 2, you can further access Bedroom 4 or Bedroom 3 via stairs up to the second floor. Being equipped like this allows plenty of space for contemporary living which can be tweaked to personal needs, making it a perfect family home. Outside, the Rear garden space is enclosed via fence surround and benefits from a low maintenance patio area with shrubbery. Please call us on 01502 585998!

Accommodation

Ground Floor

Lounge

10' 11" x 16' 5" (3.33m x 5.00m)

Front door of property leading into Lounge, Double glazed Bay window to Front aspect, Access through to Dining Room, Electric Feature Fireplace, Radiator, Power points, Stairs leading to First floor landing, Carpet flooring.

Dining Room

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to Rear aspect, Spotlights, Radiator, Access to Kitchen, Newly refreshed wooden skirting boards, Carpet flooring.

Kitchen

7' 10" x 9' (2.39m x 2.74m)

Double glazed window to Side aspect, Partially tiled walls, Wall and Base Kitchen units with Work surfaces, Sink and drainer unit, Gas Hob with Overhead Extractor Fan, Integrated Electric Oven, Space for 50/50 Fridge Freezer, Plumbing for Washing machine, Access to Dining Room and Rear lobby, Spotlights, Power points, Tiled flooring.

Rear Lobby

Double glazed Side door, Access to Kitchen and Bathroom, Storage cupboard, Tiled flooring.

Bathroom

Double glazed window to Side aspect, WC, Wash hand basin, Bath with Overhead shower unit and shower screen, Spotlights, Radiator, Tiled flooring.

First Floor

Landing

Access to Bedroom 1 and Bedroom 2 which leads to Bedrooms 3 and 4, Carpet flooring.

Bedroom 1

11' 6" x 11' (3.51m x 3.35m)

Double glazed window to Front aspect, Radiator, Power point, Carpet flooring.

Bedroom 2

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed window to Rear aspect, Access door to Bedroom 4, Stairwell leading up to Attic Room/Bedroom 3, Power points, Carpet flooring.

Bedroom 4

7' x 9' 1" (2.13m x 2.77m)

Double glazed window to Rear aspect, Combi boiler situated, Power points, Radiator, Carpet flooring.

Second Floor

Bedroom 3

12' 2" x 16' 1" (3.71m x 4.90m)

Two double glazed Velux windows, Power points, Carpet flooring.

Outside

Rear Garden

Enclosed via fenced surround, Low maintenance patio area, Shrubby, Rear gate leading to alleyway.



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welcome to

St. Margarets Road, Lowestoft

- Four Bedroom Victorian Home
- Living Spanning Three Stories
- ** No Onward Chain **
- Galley Style Kitchen
- Separate Lounge and Dining Room
- Desirable North Lowestoft Location
- Low Maintenance Rear Garden
- Downstairs Bathroom with Bath tub with Overhead Shower

Tenure: Freehold EPC Rating: D



£185,000

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

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Property Ref:
LOW108750 - 0007

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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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