



Burnt Hill Way, Lowestoft NR33 8PE

welcome to

Burnt Hill Way, Lowestoft

William H Brown Lowestoft are delighted to present this FOUR Double Bedroom DETACHED home on Burnt Hill Way. The property offers plenty; with driveway, wrap around, landscaped garden, Open Kitchen/Diner, Spacious Lounge leading to Conservatory.



Location

The property is located close to an abundance of local amenities with easy access to convenience stores, petrol station, a range of schools and easy bus and train transport links. The beautiful Carlton Marshes are within a five minute walk. Oulton Broads with its renowned stretch of inland water is also nearby to explore, with its water sports and power boat racing, as well as a popular nearby park and a range of cafes and eateries to discover. With being situated close to the A146, A12 and A47 means that commuting to neighbouring towns is easy from Great Yarmouth, Beccles and Southwold. Norwich City is also within a comfortable community distance. Lowestoft coastline and beaches are within a ten minute car journey.

Accommodation

Entrance Porch

Composite Front door, Double glazed windows to Front and Side aspect, Double glazed door leading through to the hallway, Laminate wood effect flooring.

Entrance Hall

Spotlights, Radiator, Laminate wood effect flooring.

Downstairs Wc

Double glazed window to Rear upstairs , WC, Wash hand basin, Spotlights, Laminate wood effect flooring.

Lounge

22' 4" x 14' 4" (6.81m x 4.37m)
Double glazed window to Rear aspect, Double glazed Sliding doors to Garden room, Feature fireplace with Log Burner, Two radiators, Carpet flooring.

Conservatory



14' 4" x 13' (4.37m x 3.96m)
Double glazed window surround, Double glazed French doors to Garden, Tiled flooring.

Kitchen/ Diner

22' 4" x 9' 1" (6.81m x 2.77m)
Three double glazed windows to Front aspect, Open plan with Dining Space, Partially tiled walls, Fitted Kitchen units with Work surfaces, Sink and drainer unit, Space for Double Gas Oven with Overhead Extractor fan, Integrated 70/30 Fridge/Freezer unit, Integral Dishwasher, Power points, Radiator, Laminate wood effect flooring.

First Floor

Landing

Double glazed window to Rear aspect, Hallways with office space leading to All Bedrooms, Loft hatch, Radiator, Carpet stairs and flooring.

Bedroom 1

12' 4" x 9' 1" (3.76m x 2.77m)
Double glazed window to Rear aspect, Double Bedroom, Built in wardrobes, Power points, Radiator, Carpet flooring.

Bedroom 2

10' 6" x 8' 4" (3.20m x 2.54m)
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

11' 1" x 7' 6" (3.38m x 2.29m)
Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 4

11' 11" x 7' 5" (3.63m x 2.26m)
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed Velux window, Partially tiled walls, Wc, Wash hand basin with units, Corner bath, Walk in Shower with Rainfall Showerhead, Extractor fan, Spotlights, Lino flooring.

Outside

Front Garden

Brickwall to Front and Side with block paving Driveway leading to Garage, Landscaped stone garden to Side aspect.

Rear Garden

Wrap around garden, decking leading to stone patio with landscaped garden, Beds for shrubbery, Grass to side, Privacy hedge, Side access.

Garage

8' 3" x 8' 5" (2.51m x 2.57m)
Double glazed window to Side and Rear aspect, Up and Over Garage door, Running electricity.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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welcome to

Burnt Hill Way, Lowestoft

- ** Guide Price £425,000 - 450,000 ** Four Double Bedroom Detached Home
- Driveway to Front Leading to Garage
- Wrap Around Garden with Patio Area and Laid Lawn
- Modern and Sleek Kitchen/Diner
- Conservatory Off of Lounge
- Upstairs Bathroom with Corner Bath and Shower Cubicle
- Popular South Lowestoft Location Close to Local Amenities
- Handy Downstairs WC

Tenure: Freehold EPC Rating: C



£425,000 - £450,000



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Property Ref:
LOW108674 - 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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Please note the marker reflects the
postcode not the actual property