



Borrow Road, Lowestoft NR32 3PN

welcome to

Borrow Road, Lowestoft

William H Brown Lowestoft are delighted to present this FOUR Bedroom DETACHED Bungalow, located on Borrow Road - Oulton Broad. The property benefits from an impressive Open Plan Lounge/Diner with adjoining Garden Room, Modern Kitchen, Main Bedroom Ensuite and so much more!



Accommodation

Ground Floor – Bungalow

Entrance Porch

Double glazed Front door into the property, Double glazed window to Side aspect, Built in cupboard, Tiled flooring.

Entrance Hall

Access to all Rooms, Alarm System, Radiator, LVT Flooring.

Lounge/ Diner

26' 4" x 10' 9" (8.03m x 3.28m)
Double glazed window to Rear aspect, Double glazed Sliding door to Garden Room, Open Plan Space, Access to Bedroom 1 and Study, Two Radiators, Power points, LVT flooring.

Kitchen

12' 1" x 7' 4" (3.68m x 2.24m)
Double glazed Skylight, Partially tiled walls, Fitted Wall and Base units with Work surfaces, Sink and drainer unit, Integrated Gas Hob with Overhead Extractor Fan, Integrated Eye-Level Oven and Grill, Spotlights, Power points, Serving Hatch through to Lounge/Diner, Plumbing for washing machine, Integrated Dishwasher, Space for 50/50 Fridge Freezer, Laminate wood effect flooring.

Garden Room

17' 5" x 10' (5.31m x 3.05m)
Double glazed French doors to Garden, Double glazed windows to Rear and Side aspects, Underfloor heating with Karndean flooring.

Bedroom 1

15' 3" x 10' 8" (4.65m x 3.25m)
Double glazed windows and French doors to Rear aspect, Double Bedroom, Door to Ensuite, Fitted Wardrobes and Units, Radiator, Power points, Laminate wood effect flooring.

En Suite

Double glazed window to Side aspect, Fully tiled walls, WC, Wash hand basin, Wetroom style shower room set up, Spotlights, Extractor Fan, Tiled wood effect flooring with underfloor heating.

Study

11' 3" x 7' 3" (3.43m x 2.21m)
Double glazed window to Front aspect, Door to Bedroom 2, Built in storage, Radiator, Power points, Laminate wood effect flooring.

Bedroom 2

15' 5" x 7' 9" (4.70m x 2.36m)
Double glazed window to Side aspect, Double Bedroom, Built in Storage, Loft Hatch, Built in Storage cupboard, TV and Power points, Radiator, Laminate wood effect flooring.

Bedroom 3

12' 3" x 8' 11" (3.73m x 2.72m)
Double glazed window to Front and Rear aspects, Double Bedroom, Power points, Radiator, Laminate wood effect flooring.

Bedroom 4

8' 10" x 8' 8" (2.69m x 2.64m)
Double glazed window to Front and Side aspects, Built in wardrobes, TV and Power points, Radiator, Laminate wood effect flooring.

Bathroom

Double glazed Skylight, Fully tiled walls, WC, Wash hand basin with vanity unit, Towel radiator, Walk in Shower, Built in Storage/Airing cupboard, Spotlights, Tiled flooring.

Outside

Front Garden

Fencing to Front with gated access to gravel, wrap around driveway. Shrubbery to Front aspect, Side access gate to Rear garden, Garage to Side aspect.

Rear Garden

Decking with Hot Tub leading grass, Landscaped garden with shrubbery and flower beds, Pergola seating area to side, Timber sheds and Outside Bar with power supply, Side access to Front.

Garage

Up and over door, WC to Rear aspect, Storage space for bins.

Additional Information

All new windows (except Conservatory and Porch) and newly fitted Front door. All new Oak internal doors.

Stamp Duty

Vendors Willing to Pay **Home Movers Only Stamp Duty**



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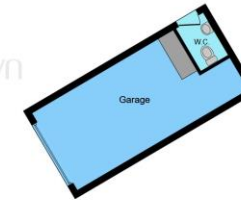
- FOUR Bedroom DETACHED Bungalow
- Wrap around Driveway and Garage
- Fantastic Lounge/Diner with Garden Room
- Vendors Willing to Pay **Home Movers Only Stamp Duty** - Worth £17500
- Main Bedroom with Ensuite
- Handy Study, Modern Kitchen
- Popular Oulton Broad Location Close to Local Amenities
- Well Decorated Throughout : *Viewings Highly Recommended*

Tenure: Freehold EPC Rating: C

£550,000



Floor Plan



Outbuilding

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:
LOW108738 - 0007

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