



Lynton Gardens, Lowestoft NR32 4ES

welcome to

Lynton Gardens, Lowestoft

William H Brown are delighted to present this stunning and modernly decorated throughout TWO Bedroom Mid-terraced home on Lynton Gardens. It has undergone renovations throughout; ideal First time buyers, down-sizers or investors with tenants with being able to move into easily.



William H Brown are thrilled to present this STUNNING Two Bedroom home, located on Lynton Gardens. The property is located in a desirable and quiet cul-de-sac set up, close to a range of local amenities in North Lowestoft. The home has undergone substantial renovations by the current owner, bringing the property to a modern and contemporary standard, this means the home would be easy to move into and live straight away - with only the need to add personal touches and tweaks. Perfect for First Time Buyers, Investors or those looking to down-size close to the coast. To the front of the home is handy off-road parking and access to the Front door, leading to welcoming entrance hall. From this point you have access to the reception rooms on the ground floor, or access to the first floor landing via staircase. The reception rooms have a great flow with the Lounge and Kitchen having easy access to one another - ideal for entertaining and hosting guests. The Kitchen is sleek and stylish, featuring integrated Eye-Level Oven and Grill/Microwave. This leads out nicely to the fully enclosed Rear garden - which is low maintenance and set up perfect for barbecues in the summer with patio area perfect for outdoor seating. Upstairs, the home boasts Two Bedrooms - with easy access to the shower room. This is again modernistic, with a spacious walk in shower complete with rainfall shower head. Viewings come highly recommended - call us on 01502 585998 !

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Access to First floor landing via stairs or access through to Reception rooms via lounge to left aspect, Carpet flooring.

Lounge

14' 2" x 10' 7" (4.32m x 3.23m)
Double glazed window to Front aspect, Oak finished door, Under stairs storage, TV Point, Brushed Chrome Power points, Carpet flooring.

Kitchen

13' 5" x 8' 3" (4.09m x 2.51m)
Double glazed window to Rear aspect, Double glazed Door leading out to Rear Garden, Oak finished door, Modern and Stylish Kitchen units with work surfaces, Sink and drainer unit, Breakfast Bar, Splashback, Induction Hob, Eye level integrated Oven and Grill/Oven/Microwave above, Storage cupboard, Combi Boiler (Fully Serviced and just over 2 years old), Integrated Washing Machine, Spotlights, Brushed Chrome Power points, Integrated 70/30 Fridge/Freezer unit, LVT Flooring.

First Floor

Landing

Access to Bedrooms 1, 2 and Shower Room, Loft access, Carpet flooring.

Bedroom 1

11' 4" x 10' 7" (3.45m x 3.23m)
Double glazed window to Front aspect, Double Bedroom, White Finished Cottage Style Door, Sliding Mirrored doors built in wardrobe, Built in storage cupboard, Brushed chrome Power points with USB ports, Radiator, Carpet flooring

Bedroom 2

11' 4" x 7' 11" (3.45m x 2.41m)
Double glazed window to Rear aspect, White Finished Cottage style door, Power points, Carpet flooring.

Shower Room

Double glazed window to Rear aspect, White finished Cottage Style door, Partially tiled walls, WC, Wash hand basin, Walk in Spacious 50/50 PVC wall panels with walk in shower covered fully with wall panels - complete rainfall shower head, Towel radiator, LVT Marble Tiles.

Outside

Front Garden

Driveway to Front of home, Wooden fence surround.

Rear Garden

Low maintenance enclosed Rear garden, Patio providing seating continued with access to Rear gate, Astro-turf area to Side aspect, Stone/Water feature, Brick shed outbuilding.

Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that an Employee of the Connells Group of companies is associated with this property being sold."



view this property online williamhbrown.co.uk/Property/LOW108836



welcome to

Lynton Gardens, Lowestoft

- Two Bedroom Mid-Terraced Home
- ** Ideal First Home, Down-sizing or Investment Opportunity**
- Modern and Stylish Throughout - Fully Renovated
- Handy Off-Road Parking to Front of Home
- Low Maintenance Enclosed Rear Garden with Seating Area
- Sleek and Contemporary Fitted Kitchen with Breakfast Bar
- Shower Room and Rainfall Shower Head
- Viewings Come Highly Recommended!

Tenure: Freehold EPC Rating: D

offers over

£195,000



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

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LOW108836](https://www.williamhbrown.co.uk/Property/LOW108836)



Property Ref:
LOW108836 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)