



Hopelyn Close, Lowestoft NR32 4BX

welcome to

Hopelyn Close, Lowestoft

William H Brown are delighted to present this spacious Three Bedroom property on Hopelyn Close. The property is situated in the hugely convenient spot of North Lowestoft, with ample amenities such as schools, shops and transport links all within close proximity to the home.



****IDEAL FOR FIRST TIME BUYERS AND FAMILIES** William H Brown are delighted to present this spacious Three Bedroom property on Hopelyn Close. The property is situated in the hugely convenient spot of North Lowestoft, with ample amenities such as schools, shops and transport links all within close proximity to the home. The property offers superb space throughout, with an entrance hall leading to a spacious lounge, as well as large kitchen space. A dining room can also be found off of both these spaces, ideal for entertaining family and friends. A rear garden offers good outdoor space, with a patio leading to laid to lawn garden at the rear. Ample parking can be found to the front of the home in the form of a communal parking bay. The first floor of the property continues the spacious feel felt within the home, with a landing offering access to all Three bedrooms as well as shower room and WC. All Three Bedrooms are of a fantastic size, with an impressive master bedroom being the standout! The shower room has been converted to a 'wet room' style, with a separate WC, both of which are decorated to a good standard. This home is the ideal purchase for all, please call William H Brown on 01502 585998 to book a viewing today!**

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door and window to Front aspect, Radiator, Carpet tiled flooring.

Lounge

12' 9" x 12' 4" (3.89m x 3.76m)
Double glazed window to Front aspect, Feature brickbuilt fireplace, Radiator, Power points, Carpet flooring.

Dining Room

10' 5" x 10' 4" (3.17m x 3.15m)
Double glazed window to Rear aspect, Radiator, Power points, Laminate flooring.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)
Double glazed window and door to Rear aspect, Archway through to Dining room, Partially tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Integrated; Gas Hob with overhead extractor fan, Eye level Oven, Plumbing for washing machine, Integrated Fridge, Power points, Tiled flooring.

First Floor

Landing

Stairs to landing, Loft hatch, Access to Lounge and Kitchen, Built in ceiling cupboard houses the gas central heating boiler, Loft hatch, Carpet flooring.

Bedroom 1

12' 7" x 10' 6" (3.84m x 3.20m)
Double glazed window to Front aspect, Power points, Radiator, Laminate wood effect flooring.

Bedroom 2

10' 6" x 10' 4" (3.20m x 3.15m)
Double glazed window to Rear aspect, Double Bedroom, Built in storage cupboard, Radiator, Carpet flooring.

Bedroom 3

9' 5" Max x 8' 5" Max (2.87m Max x 2.57m Max)
Double glazed window to Front aspect, Built in cupboard, Radiator, Power points, Built in cupboard, Laminate wood effect flooring.

Wc

Double glazed window to Rear aspect, Fully tiled walls, WC, Laminate wood effect flooring.

Shower Room

Double glazed window to Rear aspect, Fully tiled walls, Wash hand basin, Shower Wetroom style, Towel radiator, Lino flooring.

Outside

Front Garden

Communal parking to front, Brick wall to front with pathway leading to Front door, Right hand side - access to Rear garden, Grass with shrubbery to front and landscaped stones and shrubbery to side.

Rear Garden

Patio for outdoor seating with brick-built shed to Side, Gate leading to grass garden at rear, Landscaped with shrubbery beds and fenced surround.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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welcome to

Hopelyn Close, Lowestoft

- Three Bedroom End-Terraced Home
- ** Offered with No Onwards Chain **
- Kitchen with Archway through to Dining Room
- Communal Parking to Front
- Enclosed Rear Garden with Brickbuilt Shed
- Popular North Lowestoft Location, Close to Local Amenities
- Ideal for First Time Buyers and Families

Tenure: Freehold EPC Rating: Awaited



£180,000

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:
LOW108810 - 0003

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.



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