

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.













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.'



**IDEAL FOR FIRST TIME BUYERS AND

present this spacious Three Bedroom

FAMILIES** William H Brown are delighted to

property on Hopelyn Close. The property is

North Lowestoft, with ample amenities such

situated in the hugely convenient spot of

as schools, shops and transport links all

within close proximity to the home. The property offers superb space throughout,

lounge, as well as large kitchen space. A

and friends. A rear garden offers good

with an entrance hall leading to a spacious

dining room can also be found off of both these spaces, ideal for entertaining family

outdoor space, with a patio leading to laid to

lawn garden at the rear. Ample parking can

form of a communal parking bay. The first

floor of the property continues the spacious

offering access to all Three bedrooms as well as shower room and WC. All Three Bedrooms

be found to the front of the home in the

feel felt within the home, with a landing

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!



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





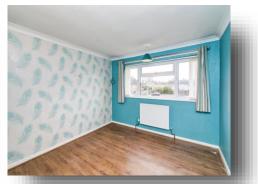
Ground Floor

First Floor

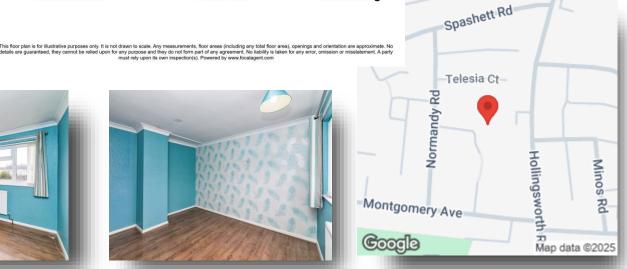
Outbuilding

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108810



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 quidance 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.





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