



Laurel Road, Lowestoft NR33 0NF

welcome to

Laurel Road,Lowestoft

William H Brown Lowestoft are delighted to present this THREE Bedroom Semi-Detached home located in a popular cul-de-sac location on Laurel Road, South Lowestoft, The home boasts fantastic reception space with Open plan Kitchen/ Dining Garden room and benefits from driveway to the front of the home.



William H Brown are delighted to offer this THREE bedroom SEMI-DETACHED family home located on Laurel Road. The home is situated in a desirable cul-de-sac location which is not only close to a range of local amenities, but in walking distance to Lowestoft's award winning beach - ideal for all ages. The home itself boasts plenty of reception space - which could be versatile to the owners needs. An Entrance Porch leads through to a spacious Entrance Hall, granting access to the Kitchen/Garden room and downstairs Bathroom. The Kitchen/Garden room is spacious and ideal for entertaining guests. Bi-fold doors lead through to a separate lounge space. Upstairs, there are three separate bedrooms - two double in size; featuring fitted wardrobe space and a good sized single bedroom. All bedrooms have convenient access to the family shower room, complete with rainfall shower head. Outside, the front of the property is a driveway, suitable for off road parking for multiple vehicles, which also leads to a brick built garage. The Rear garden is enclosed via tall fencing and benefits from a laid lawn with surrounding shrubbery and flowerbeds and timber sheds. With plenty to offer, viewings come highly recommended - please call us on 01502 585998!

Accommodation

Ground Floor

Entrance Porch

Door to Hallway, Carpet flooring.

Entrance Hall

Door to Kitchen, Door to Bathroom, Under stairs cupboard, Radiator, Carpet flooring.

Lounge

14' 5" x 16' 4" (4.39m x 4.98m)

Double glazed window to Rear aspect, Double doors leading to Dining room, Feature Fireplace with Open fire, Radiator, Power points, Carpet flooring.

Kitchen

12' 5" x 10' 3" (3.78m x 3.12m)

Open plan with Dining Room, Fitted Kitchen units with work surfaces, Space for Range cooker, Laminate wood effect flooring.

Dining Room/ Garden Room

17' 8" x 8' 6" (5.38m x 2.59m)

Double glazed window Skylight, Rear door to Garden, Fitted Wooden work surfaces and units, Sink and drainer unit, Two Radiators, Plumbing for washing machine, Space for 50/50 Fridge freezer unit, Laminate wood effect flooring.

Bathroom

Double glazed window to Side aspect, WC, Wash hand basin, Standalone Bath tub, Towel Radiator, Fashion Radiator, Tiled laminate flooring.

First Floor

Landing

Double glazed window to Side aspect, Access to Bedrooms 1-3 and Shower Room, Loft hatch leading to loft which is fully boarded and has a light, Carpet flooring.

Bedroom 1

12' 9" x 8' 10" (3.89m x 2.69m)

Double glazed window to Front aspect, Double Bedroom, Two built in wardrobes, Radiator, Carpet flooring.

Shower Room

Double glazed window to Rear aspect, Fully tiled walls, Wc, Wash hand basin, Corner shower cubicle with rainfall shower head, Radiator, Extractor Fan, Tiled effect flooring.

Bedroom 2

12' x 8' 6" Plus Wardrobe (3.66m x 2.59m Plus Wardrobe)

Double glazed window to Rear aspect, Double Bedroom, Built in sliding door wardrobes, Power points, Radiator, Laminate wood effect flooring.

Bedroom 3

9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed window to Front aspect, Radiator, Power points, Tiled effect flooring.

Outside

Front Garden

Brickwall surround with driveway to leading to Garage to the Rear, Landscaped paving and shrubbery garden to Front, Pathway leading to Entrance Porch.

Rear Garden

Patio leading to landscaped garden with mixture of shrubbery beds, Timber sheds, Garage with up and over door and additional door to side, Garage has inspection pit.

Additional Information

Current owners have rewired the property and fitted an energy efficient boiler in 2023 with Hive controls. Rewire in 2022.



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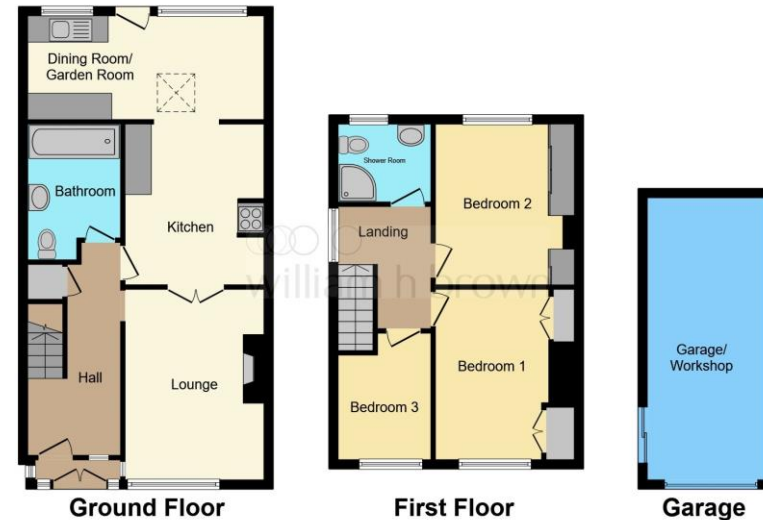
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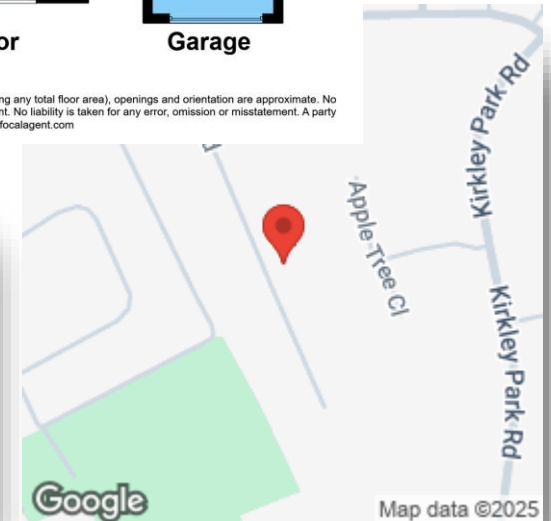
- Three Bedroom Semi-Detached Home
- Driveway and Garage with Inspection Pit
- Ground Floor Bathroom and Upstairs Shower Room
- Popular Cul-De-Sac Location, Close to Local Amenities
- Within Walking Distance to Lowestoft's South Beach
- Enclosed Rear Garden with Laid lawn, Shrub and Flower bed borders
- Open Plan Kitchen/Dining/ Garden Room
- Spacious Lounge interlinking to Kitchen - Ideal for Entertaining

Tenure: Freehold EPC Rating: D

£275,000



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:
LOW108877 - 0003

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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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