



**Mount Pleasant, Lowestoft NR32 4JB**

**welcome to**

**Mount Pleasant, Lowestoft**

William H Brown Lowestoft are delighted to present this THREE Bedroom family home on Mount Pleasant. The property benefits from fantastic interlinking reception rooms - making a real hub of the home. There is an enclosed Rear garden with patio area and laid lawn.



**William H Brown are thrilled to present this THREE Bedroom Family Home, located on Mount Pleasant, Lowestoft. The property is located in a popular residential North Lowestoft location which is still close to the Town Centre. With being only being only five minute drive away - this makes access to local amenities easy and convenient. To the Front of the home has a fence with gate, leading to landscaped front garden which would also present the potential for being converted to off-street parking. You enter the home via a welcoming entrance hall, granting access to all Reception rooms and access via stairs to the first floor landing. The Lounge and Kitchen/Diner offer fantastic open plan space - perfect for a hub for modern family living or a great set up when entertaining guests. There is also a handy utility space, with further storage cupboards with handy access to a downstairs WC. Upstairs, boasts THREE bedrooms - two being double sized and all have easy access through to the Family bathroom - complete with Bath tub and overhead shower. Outside, to the Rear of the home is a Fully enclosed garden with paved patio area for outdoor seating and laid lawn to the rear and side aspects. This home would suit a range of purchasers, from First Time Buyers looking at starting on the property ladder, Downsizers relocating close to the coast and Families. To schedule in your viewing, call us on 01502 585998 TODAY to avoid missing out !**

## **Accommodation**

### **Ground Floor**

#### **Entrance Porch**

Double glazed Front door into property, Double glazed door leading through to hallway.

#### **Hallway**

Double glazed Front door, Under stairs cupboard, Vinyl flooring.

#### **Lounge**

12' 10" x 11' 8" ( 3.91m x 3.56m )  
Double glazed window to Front aspect, Open plan with Kitchen, Power points, Radiator, Carpet flooring.

#### **Kitchen/ Diner**

11' 8" x 10' 10" ( 3.56m x 3.30m )  
Double glazed window to Rear aspect, Fitted Kitchen units with work surfaces, Sink and drainer unit, Plumbing for dishwasher, Radiator, Vinyl flooring.

#### **Utility Room**

8' 6" x 6' 2" ( 2.59m x 1.88m )  
Double glazed window to Rear, Door to WC and Garden, Partially tiled walls, Fitted Wall and Base units with work surfaces, Sink and drainer unit, Plumbing for Washing machine, Tiled effect flooring.

#### **Cloakroom**

Double glazed window to Side aspect, WC, Wash hand basin, Tiled flooring.

### **First Floor**

#### **Landing**

Access to Bedrooms 1-3 and Family Bathroom.

#### **Bedroom 1**

11' 6" x 11' 2" ( 3.51m x 3.40m )  
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

12' x 10' 9" ( 3.66m x 3.28m )  
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

8' 6" x 7' 6" ( 2.59m x 2.29m )  
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin, Bath with overhead shower unit and screen, Built in cupboard, Laminate wood effect flooring.

### **Outside**

#### **Front Garden**

Fencing to Front with landscaped garden, Gated access to pathway to Front door, Potential for Off-Road parking.

#### **Rear Garden**

Fully enclosed with paved patio for seating and grass to Rear and Side, Mixture of Greenhouse, Timber shed and Workshops. Gate for Rear access.



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welcome to

## Mount Pleasant, Lowestoft

- Three Bedroom Mid-Terraced Home
- Fantastic Open Plan Reception Rooms
- Handy Downstairs WC and Utility Room
- Desirable North Lowestoft Location
- Close to Local Amenities
- Upstairs Family Bathroom with Bath tub with Overhead Shower
- Fully Enclosed Rear Garden with Patio area and Laid Lawn
- Well Decorated Throughout

Tenure: Freehold EPC Rating: C

offers in excess of

**£190,000**



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.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108889 - 0006

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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