



Grampian Way, Oulton Lowestoft NR32 3EP

welcome to

Grampian Way, Oulton Lowestoft

William H Brown are pleased to present this THREE Bedroom SEMI-DETACHED home located in the desirable area of Oulton Broad. The property consists of; Entrance Hall, Downstairs WC, Lounge, Kitchen, Three Bedrooms, Family Bathroom and Enclosed Rear Garden.



Accommodation

Entrance Hall

Access to WC, Kitchen, Lounge, Storage cupboard for coats, Additional under stair storage, Stairs leading to First floor landing, Carpet flooring.

Downstairs Wc

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin with units, , Carpet flooring.

Lounge

11' 5" x 16' 9" (3.48m x 5.11m)

Double glazed window to Front and Rear aspect, Electric fireplace, Power points, TV Points, Carpet flooring.

Kitchen

12' 7" x 7' 2" (3.84m x 2.18m)

Double glazed window to Rear, Double glazed Rear door to Garden, Partially tiled walls, Fitted Kitchen units with work surfaces, Space for Cooker, Space for 50/50 Fridge freezer unit, Plumbing for washing machine, Power points, Tiled flooring.

First Floor

Landing

Double glazed window to Front aspect, Access to Bedrooms 1-3 and Bathroom, Loft access, Power points, Carpet stairs and flooring.

Bedroom 1

9' 1" x 9' 2" (2.77m x 2.79m)

Double glazed window to Front aspect, Electric heater, Power points, Carpet flooring.

Bedroom 2

12' 1" x 7' 1" (3.68m x 2.16m)

Double glazed window to Rear aspect, Partially wooden cladding, Power points, Electric heater, Fitted Wardrobe and Drawers, Carpet flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin, Bath with wooden cladding, Vanity mirror, Carpet flooring. Electric heater and modern heated towel rail.

Bedroom 3

11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to Rear aspect, Electric Feature Fireplace, Power points, Shelves, Carpet flooring.

Outside

Front Garden

Concrete driveway providing off-road parking, Garage, Front lawn, Stone/ gravel area for additional parking.

Rear Garden

Patio from back door leading to Garage and wooden shed, Enclosed garden via wooden fenced surround, Back gate access to side of property, Seating area, Laid lawn, Hedges, Outdoor power points.

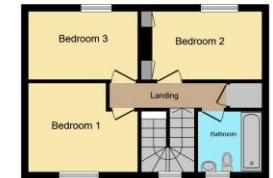
Garage

8' 1" x 16' 9" (2.46m x 5.11m)

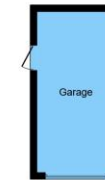
Garage doors, Work bench, Power points, Carpet flooring.



Ground Floor



First Floor



Garage

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



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welcome to

Grampian Way, Oulton Lowestoft

- Three Bedroom Semi-Detached Home
- Driveway and Garage
- Spacious Lounge with Electric Fireplace
- Downstairs WC and Upstairs Bathroom
- Cul-De-Sac Location
- Enclosed Rear Garden
- Close to a Variety of Local Amenities
- Gravel Area To Front for Multiple Vehicle Parking

Tenure: Freehold EPC Rating: E

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108786 - 0005

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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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