

**Dubordien Close, Oulton Lowestoft NR32 3FN** 



# welcome to

# **Dubordien Close, Oulton Lowestoft**

William H Brown are delighted to present this well decorated Two Bedroom property on Dubordien Close. This charming home is perfect for first-time buyers and includes off-road parking for multiple vehicles, two double bedrooms, a ground floor WC, and an open-plan living area.

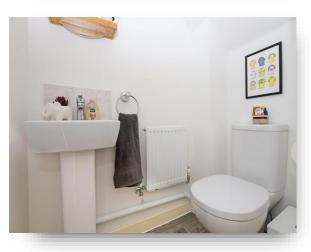












#### **Accommodation**

#### **Ground Floor**

Entrance Hall

Tile effect flooring.

#### **Downstairs Wc**

WC, Wash hand basin, Extractor Fan, Radiator, Lino wood effect flooring.

#### Lounge/ Kitchen

22' 1" Max x 12' 2" Max ( 6.73m Max x 3.71m Max ) Lounge Aspect: Double glazed French doors leading to Rear garden, Open plan with Kitchen, Door to WC, Power points, Radiator, Laminate wood effect flooring.

Kitchen Aspect: Double glazed window to Front aspect, Partially tiled walls, Fitted Kitchen units with work surfaces and Built in breakfast bar, Integrated Gas Hob and Over with Overhead Extractor Fan, Space for 50/50 Fridge freezer unit, Plumbing for washing machine, Under stairs storage space, Lino wood effect flooring.

### First Floor

#### Landing

Doors to Bedrooms 1, 2 and Bathroom, Loft hatch leading to boarded loft, Carpet flooring.

#### Bedroom 1

12' 2" x 7' 8" ( 3.71m x 2.34m ) Double glazed window to Rear aspect, Double Bedroom, Power points, Carpet flooring.

#### Bedroom 2

12' 3" x 7' 9" ( 3.73m x 2.36m ) Two double glazed windows, Double Bedroom, Power points, Radiator, Carpet flooring.

**\*\*IDEAL HOME FOR FIRST TIME BUYERS\*\*** 

William H Brown are delighted to present

this well decorated Two Bedroom property

on Dubordien Close. This charming home is

road parking for multiple vehicles, two

perfect for first-time buyers and includes off-

double bedrooms, a ground floor WC, and an

open-plan living area. The property benefits

from having a large than normal plot with additional land to side and extra parking

space! Located in the heart of the sought-

of the UK's hidden gems, featuring one of

the finest inland waterways. Just a short distance from Lowestoft, this vibrant area is

organise a viewing today!

bedroom semi-detached property sits in one

filled with independent eateries, cozy coffee shops, and beautiful parks. This home is a must see, please call 01502 585988 to

after Oulton Broad community, this two-

view this property online williamhbrown.co.uk/Property/LOW108911



#### Bathroom

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with Rainfall shower and shower screen, Extractor Fan, Lino wood effect flooring.

#### <u>Outside</u>

#### Front Garden

Spacious plot with Three parking spaces/ brickweave driveway, Additional side garden which is extra to standard.

#### Rear Garden

Patio with Side gate leading to artificial lawn, Decking to Rear with Outdoor Bar and Storage space to Rear.

#### Bar

Outside bar space with running electricity.

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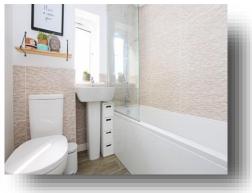
- Two Bedroom End-Terraced Home
- Popular Oulton Location
- Spacious Open Plan Lounge/ Kitchen/ Dinning Space
- Handy Downstairs WC and Upstairs Bathroom with Bath Tub and Overhead Shower
- Enclosed, Low Maintenance Rear Garden with Bar Space
- Off Road Parking Provided for Multiple Vehicles
- \*\* Ideal for First Time Buyers \*\*
- Modern, Sleek and Stylish Throughout- Making it easy to move into and only tweak to personal tastes

Tenure: Freehold EPC Rating: B

offers in excess of

# £190,000





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Property Ref: LOW108911 - 0002 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.

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postcode not the actual property