



**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.



**\*\*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 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. 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-after Oulton Broad community, this two-bedroom semi-detached property sits in one of the UK's hidden gems, featuring one of the finest inland waterways. Just a short distance from Lowestoft, this vibrant area is filled with independent eateries, cozy coffee shops, and beautiful parks. This home is a must see, please call 01502 585988 to organise a viewing today!**

## 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.

### **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.

### Outside

#### **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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## Dubordien Close, Oulton Lowestoft

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108911 - 0002

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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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