



Aspen Coppice, LOWESTOFT NR32 4UL

welcome to

Aspen Coppice, LOWESTOFT

William H Brown are delighted to present this THREE Bedroom End-Terraced home located on Aspen Coppice. The property consists of; Entrance Hall, Downstairs WC, Open Plan Lounge/Diner, Kitchen, Upstairs Bathroom for the three Bedrooms and Rear garden.



William H Brown are thrilled to present this THREE Bedroom END-TERRACED home located on Aspen Coppice. The home is located in a popular North Lowestoft location, with being close to local amenities such as Supermarkets, Restaurants, A range of local schools for all ages and within a five minute drive of Gunton Woods. The home has a pathway leading the the front door, which leads through to a welcoming Entrance hall. All the reception rooms are located on the ground floor, with a spacious Lounge/ Diner featuring partially paneled walls and built in storage cupboard. There is a modern fitted Kitchen with Integrated Induction Hob and Electric Oven, with room yet for an American style Fridge/Freezer and plumbing for a washing machine. There is also a handy downstairs WC. Upstairs, there are three good sized bedrooms with easy access to the family bathroom which is complete with bath tub and overhead shower unit to give options with busy modern day living. Outside, the home benefits from its own private parking spot. The Rear garden is fully enclosed via fenced surround which creates privacy and is low maintenance with patio area ideal for alfresco dining in the summer months with French doors through to the Lounge/Diner. With being decorated to a modern standard with neutral colour scheme will make the property easy to move into straightaway with only needing to tweak to personal tastes. Please call us on 01502 585998 today to schedule in a viewing!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to WC, Kitchen and Lounge, Radiator, Laminate wood effect flooring.

Downstairs Wc

Double glazed window to Front aspect, WC, Wash hand basin with units below, Radiator, Laminate wood effect flooring.

Lounge/ Diner

16' 5" Max x 16' 1" Max (5.00m Max x 4.90m Max)
Double glazed French doors to Rear, Open plan space, Partially paneled walls, Built in Storage cupboard, Radiator, Power points, Carpet flooring.

Kitchen

11' x 8' 4" (3.35m x 2.54m)
Double glazed window to Front aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Integrated Induction Hob, Electric Oven, Space for American style Fridge/Freezer, Plumbing for Washing Machine, Spotlights, Power points, Laminate wood effect flooring.

First Floor

Landing

Access to Bedrooms 1-3, Loft hatch, Carpeted stairs and landing area.

Bedroom 1

14' 1" x 8' 7" (4.29m x 2.62m)
Double glazed window to Front aspect, Double Bedroom, Radiator, Power and TV Point, Carpet flooring.

Bedroom 2

13' 5" x 8' 7" (4.09m x 2.62m)
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 3

9' 4" x 7' 1" (2.84m x 2.16m)
Double glazed window to Front aspect, Radiator, TV and Power points, Carpet flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin with unit below, Bath tub with overhead shower unit, Shaving point, Radiator, Tile effect flooring.

Outside

Front Garden

Pathway leading to Driveway and Front door, Grass to Side and Side access gate.

Rear Garden

Patio leading to grass with pathway to Rear access gate, Landscaped stone and shrubbery to rear with Timber shed.



view this property online williamhbrown.co.uk/Property/LOW108928



welcome to

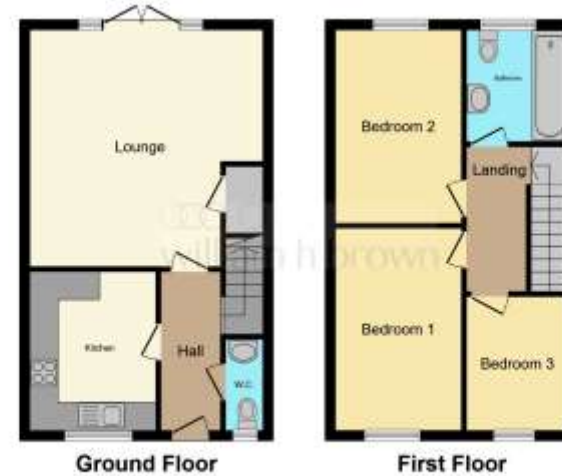
Aspen Coppice, LOWESTOFT

- Three Bedroom End-Terraced Home with Parking Bay
- ** Ideal for First Time Buyers OR Investors **
- Downstairs WC and Upstairs Bathroom
- Open Plan Lounge/Diner
- Modern Kitchen
- Rear Garden with Patio Leading to Grass
- Popular North Lowestoft Location Close to Local Amenities
- Decorated to a High Standard Throughout - making it easy to move into straight away!

Tenure: Freehold EPC Rating: C

offers in excess of

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LOW108928](https://www.williamhbrown.co.uk/Property/LOW108928)



Property Ref:
LOW108928 - 0008

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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)