



Sea View Arbor Lane, Lowestoft NR33 7BQ

welcome to

Sea View Arbor Lane, Lowestoft

****SEA VIEWS**** William H Brown are delighted to present this incredible FIVE BEDROOM DETACHED home on Arbor Lane. This property has been designed to the highest standard, with gorgeous modern touches throughout and ample living space for all to enjoy. With views over the gorgeous Pakefield beach.



Accommodation

Ground Floor

Entrance Porch

Double glazed Front door and Windows to Front aspect, Vaulted Ceiling, Alarm system, Wooden flooring.

Entrance Hall

Access to Living space, Bedrooms 3-5, Bathroom, Radiator, Wooden flooring.

Lounge/ Diner

21' 1" x 12' 11" (6.43m x 3.94m)

Double glazed Bi-fold doors to Garden, Open plan with Kitchen, Fashion radiator, TV and power points, Wooden flooring.

Kitchen

17' 8" x 8' 11" (5.38m x 2.72m)

Two Double glazed window to Rear aspect, Open plan with living space, Fitted Kitchen Wall and Base units with Modern Work surfaces, Sink and drainer unit, Integrated Eye level Oven and Grill, Wine cooler, Washing machine, Full length fridge and freezer, Power points, Spotlights, Wooden flooring.

Bedroom 2

11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed window to Front aspect, Double bedroom, Door leading to En Suite, TV and Power points, Radiator, Carpet flooring.

En Suite

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Walk in shower, Vanity units, Tiled flooring.

Bedroom 4

9' 11" x 9' (3.02m x 2.74m)

Double glazed window to Rear, Double bedroom, Power points, Carpet flooring.

Bedroom 5/ Office

Double glazed window to Side aspect, Radiator, Power points, Wooden flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin with built in units, Bath tub with shower screen and over head shower, Towel radiator, Wooden flooring.

Garage

Electric roller doors, Spotlights, Laminate wood effect flooring.

First Floor

Landing

Double glazed Velux window to Front aspect and Double glazed window to Front also, Access to Bedrooms 1 and 2, Bathroom, Wooden stairs with glass balustrade, Power points, Carpeted flooring.

Bedroom 1

20' Max x 13' 8" (6.10m Max x 4.17m)

Double glazed window to Front aspect, Double bedroom, Door to Dressing room and En Suite, Power points, Radiator, Carpet flooring.

En Suite

Fully tiled walls, Toilet, Wash hand basin with unit below, Shower cubicle, Extractor fan, Towel radiator, Tiled flooring.

Dressing Room

13' 5" x 9' 10" (4.09m x 3.00m)

Double glazed Velux window to Front and Rear, Spotlights, Carpet flooring.

Bedroom 3

18' 9" x 13' 8" (5.71m x 4.17m)

Double glazed windows surrounding with full Sea View, Double bedroom, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath with bath tub and shower screen with over head shower, Towel radiator, Tiled flooring.

Outside

Front Garden

Fencing to front with pathway to Front door, grass to side, Two Driveways - one brickweave and leading to Garage.

Rear Garden

Brickweave patio for outdoor seating with grass to Side aspect, Fully enclosed, Access via Side aspect and Side access to Utility Room.

Utility Room/ Store

10' 2" x 7' 11" (3.10m x 2.41m)

Brick built store room to Rear, Double glazed window to Rear, Plumbing for heating system.

Agents Note (1)

'The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.'

Agents Note (2)

'We would ask that you consider the location of the property to the coastline, please speak with your conveyancer'

Agents Note (3)

'Waste from the property is served by Septic Tank of private supply. Contact the branch for more details'



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Sea View Arbor Lane, Lowestoft

- Five Bedroom Detached Property
- ** Full Sea Views **
- Open Plan Living Aspects - Set up in a Modern Way
- Two Driveways and Garage
- Decorated to a High Standard Throughout
- Two Bathrooms and Two Ensuities
- Modern and Stylish Finished
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C



£495,000

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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108967 - 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.

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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