



Jenkins Green, Lowestoft NR32 4WX

welcome to

Jenkins Green,Lowestoft

William H Brown are delighted to offer this spacious Three Bedroom Detached property on Jenkins Green. This home offers spacious living throughout, and has been decorated to a high standard in every room. Situated on the popular estate of Park Hill, the property offers access to a variety amenities.



William H Brown in Lowestoft are delighted to present this beautifully decorated THREE bedroom DETACHED Home located on Jenkins Green. Situated on the popular estate of Park Hill, the property offers access to a variety of local amenities such as schools, shops and bus routes, making it an ideal location for a family! The property sits on a generous corner plot, with driveway offering ample parking and garage to the Rear of the home. The home interior offers sleek and stylish decoration throughout - making it easy to move into straightaway. You enter to the Front via a welcoming entrance hall, granting access to handy downstairs WC and reception rooms - with stairs also to the first floor landing. There is plenty of entertainment space with a spacious Lounge and Bay style front window, a grand Kitchen/Dining area which creates a perfect hub of the home for busy modern family life. In addition, the kitchen has a utility room offering additional space for white goods and a Garden Room/Conservatory area offers a fantastic place to overlook the enclosed Rear garden which has paved areas, laid lawn, multiple flower beds and access to the garage/driveway. On the first floor, the property offers three spacious bedrooms, all off of the landing and all decorated to a great standard. The master bedroom offers an en-suite, and there is a handy family bathroom for the other two rooms to easily utilise. With so much to offer viewings come highly recommended - call us on 01502 58599 TODAY!

Accommodation

Ground Floor

Entrance Hall

Stairs leading to first floor, Radiator, Power point, Thermostat, Carpet flooring.

Downstairs Wc

Double glazed window to side, Partially tiled walls, Toilet, Wash hand basin, Radiator, Tiled flooring.

Lounge

13' 4" x 12' 9" (4.06m x 3.89m)
Double glazed Bay window to front aspect, Electric fireplace, Television and telephone points, Power points, Radiator, Carpet flooring.

Kitchen/ Diner

18' 7" x 10' 8" (5.66m x 3.25m)
Double glazed window to rear aspect, Partially tiled walls, Range of fitted kitchen base and wall units with work surfaces, Breakfast bar, Integrated double oven, Sink and drainer unit, Space for dishwasher, Power points, Under stairs cupboard, Partially tiled carpet and partially tiled flooring

Utility Room

6' 6" x 5' 3" (1.98m x 1.60m)
Door leading to garden at the rear, Range of wall and base units, Boiler, Power points, Tiled flooring.

Conservatory

12' 7" x 8' 2" (3.84m x 2.49m)
Double door leading out into rear garden, Sliding door to kitchen/diner, Storage heater, Tiled flooring.

First Floor

Landing

Double glazed window to side aspect, Built in storage cupboard housing boiler, Loft hatch, Radiator, Carpet flooring.

Bedroom 1

11' 9" x 11' 6" (3.58m x 3.51m)
Double glazed window to front, Built in storage cupboard, Power points, Radiator, Door to en suite, Carpet flooring.

En Suite

Double glazed window to front aspect, Toilet, Wash hand basin, Shower cubicle with glazed shower screen, Heated towel rail, Extractor fan, Tiled flooring.

Bedroom 2

10' 3" x 7' 9" (3.12m x 2.36m)
Double glazed window to rear aspect, Built in storage cupboard, Radiator, Power points, Carpet flooring.

Bedroom 3

8' 8" x 7' 9" (2.64m x 2.36m)
Double glazed window to rear aspect, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin, Bathtub, Two shaving points, Tiled flooring.

Outside

Front Garden

Paved path leading to Front door, Partially laid to lawn and partially pebble dash to side aspect.

Rear Garden

Partially paved, laid to lawn with multiple flower beds, Shed, Gate leading to rear drive.

Garage

17' 7" x 8' 5" (5.36m x 2.57m)
Under and over door to front aspect, Power and electric supplied (power points), Concrete flooring.

Parking

Rear drive with additional space to front.



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welcome to

Jenkins Green, Lowestoft

- Three Bedroom Detached Home
- Driveway and Garage to Rear of Home
- Spacious Corner Plot
- Main Bedroom with En-Suite
- Plenty of Reception Space with Lounge, Kitchen/Diner and Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

£315,000



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.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108980 - 0005

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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