

Monckton Avenue, Lowestoft NR32 3EG

welcome to

Monckton Avenue, Lowestoft

William H Brown are delighted to present this THREE Bedroom Semi-Detached family home located on Monckton Avenue. The property boasts; Driveway to front of the home, Entrance Hall, Downstairs WC, Modern Kitchen, Fantastic Extension Dining/Family Room, Three good sized bedrooms and family bathroom.













Accommodation

Ground Floor

Entrance Hall

Two double glazed windows to Front aspect, Access to Lounge, Kitchen and First floor landing via stairs, Under stair storage space, Fuse box, Tiled flooring.

Lounge

10' 8" Max x 12' 4" (3.25m Max x 3.76m) Double glazed Bay window to Front aspect, Log Burner and Wood store, TV and Power points, Carpet flooring.

Kitchen

9' 8" Max x 12' 10" (2.95m Max x 3.91m) Modern style fitted Kitchen; Mirrored Splashbacks, Wall and base units with work surfaces (marble), Breakfast bar space, Sink and wash hand basin, Induction Hob, Overhead Extractor fan, Spotlights, Integrated dishwasher and Fridge, Eye Level Integrated Double Oven and Grill, Power points, LVT Flooring.

Dining Room/ Family Room

22' 4" x 18' 3" Max (6.81m x 5.56m Max) Extension - Skylights, Open plan style room from the Kitchen, Bi-folding doors leading out to Rear garden, Storage cupboard housing boiler, Two radiators, Power points, LVT Flooring.

Downstairs Wc

Double glazed window to Side aspect, WC, Wash hand basin, LVT Floor

Utility Space

Located between Kitchen/Diner and Family Room with fitted worktop, Space for 50/50 Fridge freezer and plumbing for washing machine.

First Floor

Landing

Access to Bedrooms 1-3 and Family Bathroom,

Double glazed window to Side aspect, Carpet flooring and stairs.

Bedroom 1

12' 5" x 9' 10" Max (3.78m x 3.00m Max) Double glazed window to Front aspect, Double Bedroom, Built in shelves on walls, Radiator, Power points, Carpet flooring.

Bedroom 2

12' 2" x 10' 8" Max (3.71m x 3.25m Max) Double glazed window to Rear aspect, Double Bedroom, TV and Power points, Shelving, Carpet flooring.

Bedroom 3

7' 6" \times 6' 4" ($2.29 \, \text{m} \times 1.93 \, \text{m}$) Double glazed window to Front aspect, TV Point, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Marble effect wall tiles, WC, Wash hand basin, Bath tub with overhead shower, Fitted Bathroom TV, Towel heater, Vanity unit, Tiled flooring.

Outside

Front Garden

Brickweave driveway to front aspect, Wooden fence either side with brick wall to front, Wooden gate to Side aspect.

Rear Garden

Access from Side gate from Front garden or via Bifold Doors of Dining/Family Room extension leading to patio area, Steps leading down to laid lawn, Enclosed area via wooden fenced surround, Second patio area to Rear, Metal storage shed.



William H Brown are thrilled to present this

impressive THREE Bedroom Semi-Detached

Family home located on Monckton Avenue.

The property is situated in popular a North Lowestoft location of Oulton - in close

proximity to a range of local amenities and

property itself boasts off road parking for a

to the front of the home. You enter via a

couple of vehicles via a brickweave driveway

welcoming entrance hall, granting access to

landing. The Lounge lets in plenty of natural

light with a Bay fronted window yet is made

cosy with a Log burner and wood store. The

utility space and the extended living space of

the Dining/Family room. The Kitchen is sleek and stylish, fitted with modern units and

integrated appliances. The extension allows for a great hub of the home with natural

light let in via Skylights and bi-fold doors

perfect for alfresco dining in the summer.

which is enclosed via fenced surround.

leading out to the Rear Garden patio area -

Steps then lead down to a generous laid lawn

Upstairs, there are three bedrooms all off of

easy access through to the family bathroom.

This is again, modern and stylish complete

with Bathtub and overhead shower unit -

with a fitted TV too.

landing - two being double sized and all have

Kitchen is Open plan and interlinking with

the reception rooms to the left, the handy

downstairs WC or stairs to the first-floor

good connections from both public

nearby towns and Norwich City. The

transport, and good linking A roads to



welcome to

Monckton Avenue, Lowestoft

- Three Bedroom Semi-Detached Home
- Modern, Sleek and Stylish Kitchen with Integrated Appliances
- Extended Property Offering Fantastic Open Plan Reception Space for Entertaining
- Spacious Rear Garden accessible via Bi-Fold doors with Patio areas, laid law and enclosed via fencing
- Handy Downstairs WC and Utility Space Between Kitchen

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000

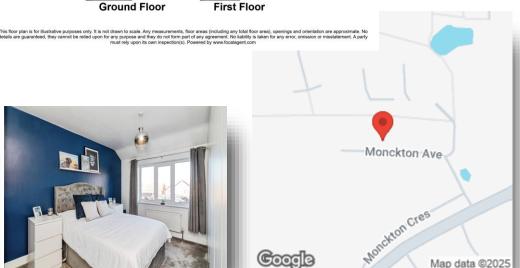








Ground Floor



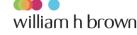
Please note the marker reflects the postcode not the actual property

Map data ©2025

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Property Ref: LOW108947 - 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 quidance 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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