



**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.

**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 good connections from both public transport, and good linking A roads to nearby towns and Norwich City. The property itself boasts off road parking for a couple of vehicles via a brickweave driveway to the front of the home. You enter via a welcoming entrance hall, granting access to the reception rooms to the left, the handy downstairs WC or stairs to the first-floor 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 Kitchen is Open plan and interlinking with 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 leading out to the Rear Garden patio area - perfect for alfresco dining in the summer. Steps then lead down to a generous laid lawn which is enclosed via fenced surround. Upstairs, there are three bedrooms all off of landing - two being double sized and all have 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.**

### **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" x 6' 4" ( 2.29m x 1.93m )  
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 Bi-fold 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.



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## 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 lawn and enclosed via fencing
- Handy Downstairs WC and Utility Space Between Kitchen
- Cosy Lounge with Wood Burner and Wood Store
- Front Driveway Suitable for a couple of vehicles
- Modern Family Bathroom with Bath tub, Overhead Shower and Fitted TV

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£350,000**



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](http://www.focalagent.com)

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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.

  
william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**