



**Chestnut Avenue, Lowestoft NR32 3JB**





**welcome to**

**Chestnut Avenue, Lowestoft**

William H Brown are delighted to present this THREE Bedroom DETACHED Family home located on Chestnut Avenue. The property comprises of; Driveway to Front, Entrance Hall, Lounge, Dining Room, Kitchen, Upstairs bathroom serving bedrooms and Rear garden with patio and laid lawn.



**This exceptional 3-bedroom detached family home has been significantly improved, extended, and meticulously maintained. It is situated on a generously sized plot with off-road parking in the highly desirable and sought-after North Oulton Broad area, just a short walk from all local amenities, including shops, multiple schools, parks, and transport links. Featuring gas-fired central heating, double-glazed windows and doors, along with high-quality fixtures and fittings, the spacious accommodation includes a separate lounge and dining room, as well as a fully fitted kitchen with access to the garden. Upstairs, you will find three well-sized bedrooms surrounding a landing, complemented by a three-piece family bathroom. The property boasts an expansive garden, with the front garden predominantly laid to lawn and a driveway that accommodates multiple cars. The beautiful rear garden is also mainly laid to lawn and features various seating areas and a patio, creating an ideal recreational space for growing families.**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door, Built in under stairs storage, Radiator, Karndean flooring.

#### **Lounge**

11' 11" x 10' 5" ( 3.63m x 3.17m )  
Double glazed Bay window to Front aspect, Feature fireplace, Power points, Radiator, Carpet flooring.

#### **Dining Room**

12' 4" x 10' ( 3.76m x 3.05m )  
Double glazed window to Rear aspect, Double glazed Rear door, Radiator, Power points, Karndean flooring.

#### **Kitchen**

16' x 7' 10" ( 4.88m x 2.39m )  
Double glazed door to Side aspect, Double glazed windows to Rear and Side aspects, Partially tiled walls, Fitted Kitchen units with Work surfaces and Breakfast bar, Sink and drainer unit, Integrated Eye Level Oven and Grill, Integrated Gas Hob with overhead cookerhood, Space for Fridge Freezer unit, Radiator, Power points, Plumbing for washing machine, Lino tile effect flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1-3 and Bathroom, Double glazed window to Side aspect, Carpet flooring.

#### **Bedroom 1**

10' 4" x 8' 10" ( 3.15m x 2.69m )  
Double glazed Bay window to Front aspect, Double Bedroom, Two Built in wardrobes, Power points,

Radiator, Carpet flooring.

#### **Bedroom 2**

12' 5" x 10' 6" ( 3.78m x 3.20m )  
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

8' 10" x 7' 10" ( 2.69m x 2.39m )  
Double glazed window to Rear aspect, Loft hatch, Power points, Radiator, Carpet flooring.

#### **Bathroom**

Double glazed window to Front aspect, WC, Wash hand basin with built in units, Bath tub with Overhead shower and shower screen, Extractor fan, Towel radiator, Lino tile effect flooring.

### Outside

#### **Front Garden**

Brick wall to Front with brickweave driveway to Side aspect leading to Double gates. Pathway to Front door of the Home.

#### **Rear Garden**

Patio with landscaped grass garden with shrubbery and fencing to side. Summerhouse to Side and two timber sheds to Rear.



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## Chestnut Avenue, Lowestoft

- Three Bedroom Family Home
- Separate Lounge and Dining Room
- Kitchen with Integrated Eye Level Oven and Grill
- Family Bathroom Upstairs with Bath tub and Overhead Shower
- Driveway with Double Gates
- Rear Garden with Patio and Landscaped Grass
- Popular Location Close to a Range of Local Amenities
- Viewings Come Recommended !

Tenure: Freehold EPC Rating: D

offers in the region of

**£325,000**



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



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Property Ref:  
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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.



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Please note the marker reflects the  
postcode not the actual property