

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.













Accommodation

Ground Floor

Entrance Hall

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

Lounge

11' 11" x 10' 5" ($3.63m \times 3.17m$) 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.

<u>Outside</u>

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.



This exceptional 3-bedroom detached family home has been significantly improved,

extended, and meticulously maintained. It is

situated on a generously sized plot with offroad 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

spacious accommodation includes a separate

bathroom. The property boasts an expansive

garden, with the front garden predominantly

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

links. Featuring gas-fired central heating,

double-glazed windows and doors, along

with high-quality fixtures and fittings, the

lounge and dining room, as well as a fully

fitted kitchen with access to the garden.

Upstairs, you will find three well-sized

complemented by a three-piece family

bedrooms surrounding a landing,

laid to lawn and a driveway that

growing families.

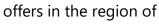


welcome to

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 Council Tax Band: C



£315,000





view this property online williamhbrown.co.uk/Property/LOW108872



Property Ref: LOW108872 - 0006 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.

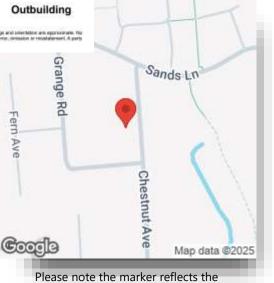
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.

Image: State of the state

This floor plan is for illustrative purposes only. It is not mean to scale. Any reasourcewise, this area provided you to the floor area (possible, buy connot be relief upon to any purposes and they is not floor you for the set of any appresented. No bobby is state for any any state or involutions of a party mean and they is not floor investigation and any one of the relief upon the set of any appresented. No bobby is state for any any state or involutions of a party mean and they can be any state or involutions of the set of any appresented. No bobby is state for any any state or involutions of the set of any appresented of the set of any appresented. Appresented of the set of any appre





postcode not the actual property

william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk