



Regent Road, Lowestoft NR32 1PB

welcome to

Regent Road, Lowestoft

William H Brown are delighted to present this Four/Five Bedroom Home located in the heart of Lowestoft, with close access to a range of local amenities and offered CHAIN FREE. The home offers fantastic reception space, great facilities with Downstairs Shower room, Bedroom 3 Ensuite and Upstairs WC.



William H Brown are thrilled to present this fantastic opportunity to purchase this Four/Five Bedroom home, located on Regent Road in Lowestoft and offered with NO ONWARDS CHAIN. The property is located in a Prime Location with being in easy walking distance to Lowestoft High Street with access to a range of shops, cafes, health-care facilities, bus station and train station. The home itself offers superb room space throughout - with plenty of Reception rooms on the ground floor - offering flexibility to use as per the owners needs. A separate Lounge and Diner offers a third reception room which could be utilised as study space or additional bedroom. The Kitchen offers plenty of storage space with lots of cupboards and appliance space. In addition, it is great for family living or when entertaining guests - with being situated next to the Dining room. In addition, the Rear Lobby provides further additional storage space, with room for a fridge/freezer unit and access to the downstairs shower room. Upstairs, there are Four bedrooms, two with built in wardrobes and the third offers an ensuite shower room. The other bedrooms have access to an upstairs WC. Outside, the Front and Rear gardens are easy to maintain with being low maintenance, the Rear garden boasting a brick built shed for additional storage. With so much versatility and suiting a range of purchasers, we don't anticipate the property being around on the market for long - call us on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Built in under stairs storage, Radiator, Door to Lounge and Dining Room, Radiator, Carpet flooring.

Lounge

13' 1" x 12' 3" (3.99m x 3.73m)
Double glazed Bay window to Front aspect, Feature fireplace, Radiator, Power points, Carpet flooring.

Dining Room

13' 4" x 9' 8" (4.06m x 2.95m)
Double glazed window to Rear aspect, Door to Kitchen, Radiator, Power points, Carpet flooring.

Kitchen

11' 4" x 9' 4" (3.45m x 2.84m)
Double glazed window to Side aspect, Fully tiled walls, Fitted Kitchen units with Work surfaces, Sink and drainer unit, Integrated Gas Hob, Integrated Oven, Door to Rear Lobby, Plumbing for washing machine, Power points, Tiled flooring

Rear Lobby

Double glazed door to Side aspect leading to Garden, Door to Shower room, Partially tiled walls, Fitted Wall and base units with work surfaces, Space for Fridge/Freezer unit, Tiled flooring.

Shower Room

Double glazed window to Side aspect, Fully tiled walls, WC, His and Her individual sinks with units below, Walk in Shower with Shower screen, Extractor fan, Radiator, Tiled flooring.

Reception Room 3/ Bedroom 5

12' 8" x 10' 8" (3.86m x 3.25m)
Double glazed window to Rear aspect, Double Bedroom, Built in Wardrobes and units, Power points, Radiator, Carpet flooring.

First Floor Landing

Door to Bedrooms 1-4 and Upstairs WC, Power points, Loft hatch, Built in storage, Carpeted stairs and landing.

Upstairs WC

Double glazed window to Side aspect, WC, Carpet

flooring.

Bedroom 1

13' x 10' 8" (3.96m x 3.25m)
Double glazed Bay window to Front aspect, Double Bedroom, Built in wardrobe, Carpet flooring.

Bedroom 2

12' 8" x 10' 8" (3.86m x 3.25m)
Double glazed window to Rear aspect, Double Bedroom, Power points, Two Built in Wardrobes and Carpet flooring.

Bedroom 3

10' Max x 9' 8" Max (3.05m Max x 2.95m Max)
Double glazed window to Rear aspect, Door to Ensuite, Power points, Carpet flooring.

Ensuite

Fully tiled walls and flooring, Wash hand basin, Walk in Shower.

Bedroom 4

9' 6" x 5' 10" (2.90m x 1.78m)
Double glazed window to Front aspect, Power points, Carpet flooring.

Outside

Front Garden

Brick wall to Front and Side aspect, Bin storage to Side aspect, Quarry tile pathway leading to Front door.

Rear Garden

Low maintenance Rear garden, Concrete paving with Brick wall to Side, Brick built shed to the Rear.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Regent Road, Lowestoft

- Four/ Five Bedroom Home
- ** Offered with No Onwards Chain **
- Prime North Lowestoft Location Close to Local Amenities
- Low Maintenance Front and Rear Gardens
- Separate Lounge and Dining Room
- Downstairs Shower Room/ Bedroom 3 Ensuite and Upstairs WC
- Handy Rear Lobby Area with Fitted Units
- Fantastic Opportunity for a Range of Purchasers - Viewings Recommended !

Tenure: Freehold EPC Rating: Awaited



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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108977 - 0003

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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