



Enstone Road, Lowestoft NR33 0NE

welcome to

Enstone Road, Lowestoft

William H Brown are delighted to present this spacious Three Bedroom Semi-Detached Home on Enstone Road. Located in the popular location of Kirkley, the property offers easy access to a variety of local amenities such as schools and shops. The home has recently been renovated throughout!



****NEWLY RENOVATED** William H Brown are delighted to be able to offer this spacious Semi-Detached Home on Enstone Road, offered with No Onwards Chain. The property benefits from sitting on a sizeable plot, with off street parking in the form of gravel driveway and extremely large garden to rear! The property has recently been renovated throughout by the current owner, with a new Kitchen and Bathroom fitted. You enter the home via a convenient hallway which offers access to the Lounge and separate Kitchen/Diner. The Kitchen is newly fitted, being modern and contemporary with Induction Hob and Integrated Oven. The room is L shaped, giving a great social hub of the home with room enough for a Dining table. A handy Garden Room is located to the rear of the home, and overlooks the vast garden space, great for young families and outdoor space! Upstairs, the property offers Three good sized bedrooms, two good sized double rooms with a convenient family bathroom located off the landing too. Being located in the popular location of Kirkley, a school can easily be found close by, with great access to local amenities as well as beautiful walks along the coast only a short journey away. To find out more and to schedule in your viewing; call us on 01502 585998 TODAY**

Accommodation

Ground Floor

Entrance Hall

Double glazed front door leading through to Lounge and Kitchen/Diner, Under stairs storage housing fuse box and shelf, Combi Boiler (hidden), Carpet flooring.

Lounge

9' 5" x 15' 4" (2.87m x 4.67m)
Double glazed window to Front aspect, Access to Garden, Large Radiator, Power points, Carpet flooring.

Kitchen/Diner

11' 1" Max x 13' 7" Max (3.38m Max x 4.14m Max)
Double glazed window to Rear aspect, L Shaped room, Fitted Modern Kitchen with Wall and Base units with Work Surfaces , Sink and drainer unit, Induction Hob with Over head Cookerhood, Integrated Oven, Space for Washing machine/Dryer, Space for 50/50 Slimline Fridge/Freezer, Radiator, Power points, Laminate wood effect flooring.

Sun Room

8' 9" x 7' 7" (2.67m x 2.31m)
Double glazed door, Five Double glazed windows via triple aspect, Radiator, Power points,

First Floor

Landing

Double glazed window to Side aspect, Access to Bedrooms 1-3 and Bathroom, Loft access, Carpet stairs and landing.

Bedroom 1

11' 5" x 9' 5" Max (3.48m x 2.87m Max)
Double glazed window to Front, Double Bedroom, Radiator, Power points, Modern Wooden door, Carpet flooring.

Bedroom 2

11' 5" x 8' 5" Max (3.48m x 2.57m Max)
Double glazed window to Rear, Double Bedroom, Radiator, Power points, Modern Wooden Door, Carpet flooring.

Bedroom 3

8' x 6' 6" (2.44m x 1.98m)
Double glazed window to Rear aspect, Radiator, Power points, Modern Wooden Door, Carpet flooring.

Bathroom

Double glazed window to Front aspect, WC with storage underneath, Wash hand basin, Walk in Shower with Electric Shower, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Gravel driveway, Patio pathway and Brick wall surround.

Rear Garden

Patio near back door, Substantial garden of good length, Side access to Front garden, Wooden fence to side aspects and wire fence at Rear.



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welcome to

Enstone Road, Lowestoft

- Three Bedroom Semi-Detached Home
- ** Sold with No Onward Chain **
- Recently Renovated Throughout
- Gravel Driveway to Front of Home
- Handy Sun Room
- Good Sized Rear Garden with Patio Area
- Modern Kitchen/ Diner and Family Bathroom
- Popular Kirkley Location; Close to a Range of Local Shops and Amenities

Tenure: Freehold EPC Rating: E

offers in excess of

£210,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. The liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108995 - 0004

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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