



**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

Council Tax Band: B

offers in excess of

**£200,000**



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)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108995 - 0006

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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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