



Hunton Road, Oulton Lowestoft NR32 3QP

welcome to

Hunton Road, Oulton Lowestoft

William H Brown are delighted to present this THREE Bedroom End-Terraced home located in Oulton, on Hunton Road. The property consists of; Driveway, Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Two Double Bedrooms - main with ensuite, Family Shower room and Enclosed Rear garden.



We are thrilled to present this THREE Bedroom End-Terraced home on Hunton Road, which is beautifully presented throughout. Located in a desirable location of Oulton, the home is close to a range of local amenities, including a range of schools for all ages. The home has been renovated throughout by the current owners, with fantastic attention to detail; making moving into the home easy - with just the need to tweak to personal taste. Downstairs, grants access to the reception rooms which consist of; a handy Downstairs WC, spacious Lounge, with fitted under stair storage and a newly fitted Modern and stylish Wren Kitchen, which was installed 18 months ago. There is also plenty of space for a Dining table, with access via doors to the Rear Garden patio space and raised decking which is fully enclosed- perfect for alfresco dining and entertaining in the summer months. Upstairs, there are three bedrooms - two double in size and the main bedroom benefiting from its own ensuite shower room. The other two bedrooms have easy access to the family shower room which has a spacious walk-in shower with rainfall shower head. The property also boasts off-road parking with a driveway suitable for a couple of vehicles to the Rear. With plenty of storage, facilities and being recently renovated throughout; this home has appeal for a range of purchasers. Viewings come highly recommended - call us on 01502 585998 to schedule in yours and avoid missing out !

Accommodation

Ground Floor

Entrance Hall

Double glazed/ Composite Front door, Door leading to Lounge and Downstairs WC, Radiator, Wood effect flooring.

Downstairs Wc

Double glazed window to Front aspect, WC, Wash hand basin, Radiator, Wood effect flooring.

Lounge

12' 3" Max x 12' 1" Max (3.73m Max x 3.68m Max)
Double glazed window to Front aspect, Built in under stairs storage, Power points, Radiator, Carpet flooring.

Kitchen/ Diner

15' 3" x 8' 8" (4.65m x 2.64m)
Double glazed window and Double Doors to Rear aspect, Fitted Kitchen Units with Soft close and work surfaces, Sink and drainer unit, Integrated Hob and Oven with overhead Extractor fan, Space for 50/50 Fridge Freezer unit, Plumbing for washing machine and dishwasher, Radiator, Power points, Open plan with Dining space, Tile effect flooring.

First Floor

Landing

Access to Bedrooms 1-3 and Bathroom, Built in airing cupboard, Loft hatch, Power points, Carpet flooring.

Bedroom 1

12' 1" Max x 9' 6" Max (3.68m Max x 2.90m Max)
Double glazed window to Front aspect, Double Bedroom, Doors to Ensuite, Built in mirrored sliding

door wardrobes, Radiator, Power points, Carpet flooring.

Ensuite

Double glazed window to Front, Partially tiled walls, WC, Wash hand basin with cupboard and vanity unit, Corner Shower Cubicle, Extractor Fan, Radiator, Lino flooring.

Bedroom 2

9' 2" x 7' 6" (2.79m x 2.29m)
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 3

7' 6" x 8' 9" (2.29m x 2.67m)
Double glazed window to Rear, Radiator, Power points, Carpet flooring.

Shower Room

Double glazed window to Side aspect, WC, Wash hand basin, Walk in rainfall shower, Radiator, Lino flooring.

Outside

Front Garden

Landscaped garden to front with paving to front door. Landscaped garden to side and driveway suitable for multiple vehicles to the rear.

Rear Garden

Patio slabs leading to grass with landscaped garden to rear and decking for outdoor seating to Side. Timber shed to Rear with side access gate leading to Driveway and side garden.



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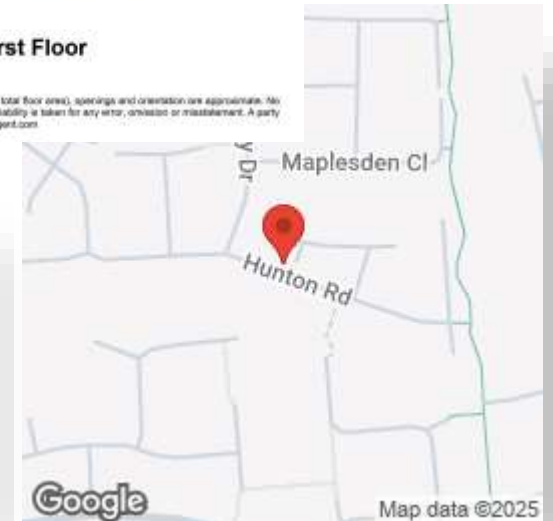
Hunton Road, Oulton Lowestoft

- Three Bedroom End-Terraced Home
- Driveway to Rear Aspect
- Downstairs WC, Master Bedroom En Suite and Family Shower room
- Modern Kitchen/Diner Area with Access to Rear Garden
- Popular Oulton Location, Close to Local Amenities
- Rear Garden with Patio, Laid lawn and Decking for Outdoor Seating
- Viewings Come Highly Recommended
- Suitable for a Range of Buyers

Tenure: Freehold EPC Rating: B

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108891 - 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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