



**Broad Fleet Close, Oulton Lowestoft NR32 3RA**



**welcome to**

**Broad Fleet Close, Oulton Lowestoft**

William H Brown are delighted to present this stunning FOUR bedroom semi-detached property located in the stunning and sought-after area of Oulton, Lowestoft. The property has a driveway leading to garage to the front/side of the home. Viewings come highly recommended!



**William H Brown are delighted to present this beautifully presented FOUR bedroom Semi-Detached Town House, presented over three floors and offered with NO ONWARDS CHAIN. This property boasts character from head to toe offering THREE double bedrooms and an additional single. It has a very well designed kitchen with almost brand new appliances throughout, separate downstairs WC & and a spacious lounge diner. This property also includes a large driveway to the front which leads into the garage; access located via either the up and over door, or via a side door in the beautiful rear garden. Bedroom one offers a superb en-suite with a shower cubicle, the family bathroom is also located on the first floor alongside bedroom two, Bedrooms three and four can be located on the second floor. Viewings come HIGHLY RECOMMENDED! To avoid disappointment, call William H Brown today to arrange a viewing! 01502585998.**

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

Double glazed front door, Power point, Radiator, Carpeted stairs leading to first floor, Laminate flooring.

##### **Cloakroom/ Wc**

Toilet, Wash hand basin with integrated vanity unit, Fuse box, Heated towel rail, Extractor fan, Laminate

wood effect flooring.

##### **Lounge**

15' 7" x 13' 9" ( 4.75m x 4.19m )

Double glazed window to rear aspect, Wooden patio doors open out to rear garden, Built in under stairs storage, Spacious room which can accommodate sofa and dining table, Two radiators, Power points, Laminate wood effect flooring.

##### **Kitchen**

12' 3" x 7' 4" ( 3.73m x 2.24m )

Double glazed window to front aspect, Partially tiled walls, Fitted kitchen base and wall units with marble effect wooden worktops, Sink and drainer unit, Combi boiler housed in cupboard, Electric hob and oven, Extractor fan, Integrated 50/50 fridge freezer unit, Spotlights, Power points, Laminate wood effect flooring.

### **First Floor**

##### **Landing**

Access to Bedrooms 1, 2 and Bathroom, access to carpeted stairs leading to Bedrooms 3 and 4, Radiator, Power point, Carpeted flooring.

##### **Bedroom 1**

13' 9" x 9' 5" ( 4.19m x 2.87m )

Double glazed window to rear aspect, Door leading to En Suite, Built in storage cupboard, Radiator, Power points, Laminate wood effect flooring.

##### **En Suite**

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Extractor fan, Shaving point, Radiator, Vinyl flooring.

##### **Bedroom 2**

11' 6" x 7' 7" ( 3.51m x 2.31m )

Double glazed window to front aspect, Power points, Radiator, Laminate wood effect flooring.

##### **Bathroom**

Double glazed window to front aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with over head shower, Radiator, Extractor fan, Vinyl flooring.

### **Second Floor**

##### **Landing**

Access to Bedrooms 3 and 4, Carpet flooring.

##### **Bedroom 3**

13' 9" x 11' 5" ( 4.19m x 3.48m )

Double glazed window to front aspect, Radiator, Power points, Laminate wood effect flooring,

##### **Bedroom 4**

13' 9" x 11' 4" ( 4.19m x 3.45m )

Double glazed window to rear aspect, Radiator, Power points, Laminate wood effect flooring.

### **Outside**

##### **Rear Garden**

Partially laid to lawn, Partially paved and decked, Side gate with side access door to garage.

##### **Garage**

19' 1" x 9' 5" ( 5.82m x 2.87m )

Up and over manual door

##### **Parking**

Driveway with ample space for multiple vehicles and garage as described above.

##### **Agents Note**

**'The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.'**



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## Broad Fleet Close, Oulton Lowestoft

- Three Storey Semi-Detached Town House
- \*\* No Onwards Chain \*\*
- Sought after, Popular Oulton Location
- Downstairs WC, Main Bedroom En Suite and Family Bathroom
- Driveway to Side of Home Leading to Garage
- Enclosed Beautiful Rear Garden with Patio and Laid Lawn
- Kitchen with Integrated Appliances
- Suitable for a Range of Purchasers; Viewing Recommended !

Tenure: Freehold EPC Rating: C

offers over

**£240,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any tiled 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.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW109038 - 0002

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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.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**