



Sycamore Avenue, Lowestoft NR33 9PJ

welcome to

Sycamore Avenue, Lowestoft

William H Brown are delighted to present this stunning Three Bedroom property, filled with character and charm. Located in the hugely popular area of Oulton Broad, the home sits within close proximity to the incredible Nicholas Everitt Park, as well as a variety of useful nearby amenities.



****BEAUTIFULLY DECORATED THROUGHOUT** William H Brown are delighted to present this stunning Three Bedroom property, filled with character and charm. Located in the hugely popular area of Oulton Broad, the home sits within close proximity to the incredible Nicholas Everitt Park, as well as a variety of useful nearby amenities. Upon entering the property, a cosy lounge space leads through to the large dining room, both of which have been decorated to a brilliant standard. A sleek kitchen, with integrated units can be found to the rear of the property, as well as the family bathroom. A landscaped rear garden offers gorgeous outdoor space for seating, with access to the garage to rear. The first floor continues the charming decoration throughout the property, with two sizeable double bedrooms found off of the landing. A third bedroom can also be found to the rear and can easily double up as dressing room/ study space. This home is an ideal purchase for all and viewings are highly advised! Please call 01502 585998 to organise a viewing today!**

Accommodation

Lounge

11' 7" x 11' 2" (3.53m x 3.40m)
Double glazed Front door, Double glazed window to Front, Feature Fireplace, Power points, Hard Wood flooring.

Dining Room

11' 7" x 11' 2" (3.53m x 3.40m)
Double glazed window to Rear aspect, Door to Kitchen, Built in under stairs storage, Wooden floorboards.

Kitchen

9' x 7' 5" (2.74m x 2.26m)
Two double glazed windows to Side aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with Work surfaces, 1/2 Ceramic sink and drainer unit, Integrated Induction Hob, Oven, Plumbing for washing machine, Space for 50/50 Fridge freezer unit, Spotlights, Power points, Laminate wood effect flooring.

Rear Lobby

3' 4" x 2' 11" (1.02m x 0.89m)
Double glazed door to Side aspect leading out to Garden, Door to Bathroom, Built in storage cupboard, Laminate wood effect flooring.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, WC, Wash hand basin, Bath tub with mixer taps and Rainfall shower, Towel radiator, Extractor fan, Ceramic tile flooring.

First Floor

Landing

Access to Bedrooms 1-2, Carpeted stairs and landing area.

Bedroom 1

11' 7" x 11' 2" (3.53m x 3.40m)
Double glazed window to Front aspect, Double Bedroom, Built in storage cupboard with access to Loft, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 7" x 11' 2" (3.53m x 3.40m)
Double glazed window to Rear aspect, Double Bedroom, Door to Bedroom 3/Dressing room, Power points, Radiator, Carpet flooring.

Bedroom 3/ Dressing Room

9' 11" x 7' 6" (3.02m x 2.29m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Brick wall to Front with gated access to pathway leading to Front door, Landscaped Slate garden to Side with shrubbery.

Rear Garden

Decking for outdoor seating with raised flower beds leading to grass with parking to Rear, Access gate and garage.

Garage

Up and over door, Side door, Accessible via Rear access gate.



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welcome to

Sycamore Avenue, Lowestoft

- Three Bedroom Family Period Home
- Desirable Oulton Broad Location
- Within Walking Distance to Local Amenities
- Two Spacious Reception Rooms
- Extensive Rear Garden with Parking and Garage
- Country Style Kitchen
- Well Decorated Throughout
- Viewings Come Highly Recommended !

Tenure: Freehold EPC Rating: D

offers in excess of

£225,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW109047 - 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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