

Kirby Cane Walk, Lowestoft NR32 3EL

welcome to

Kirby Cane Walk, Lowest oft

We are delighted to present this THREE Bedroom Semi-Detached home located in a desirable North Lowestoft Cul-de-sac on Kirby Cane Walk, The property boasts; Driveway and Garage, Entrance Hall, Lounge, Kitchen/Diner, Downstairs WC, Utility Room, Garden room, Bedrooms upstairs with Family Bathroom.

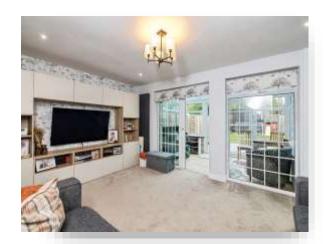












Accommodation

Ground Floor

Entrance Hall

Double glazed door to Front, Door to Downstairs WC and Kitchen/ Diner, Radiator, Vinyl effect flooring.

Downstairs Wc

Double glazed window to Rear aspect, WC, Wash hand basin, Radiator, Extractor Fan, Vinyl wood effect flooring.

Lounge

15' 6" x 11' 8" (4.72m x 3.56m)

Double glazed window to Rear aspect, Patio doors to Rear aspect, Spotlights, Fashion Radiator, Built in under stairs storage, Carpet flooring.

Kitchen/ Diner

18' 6" x 14' (5.64m x 4.27m)

Two double glazed windows to Front aspect, Open Plan Kitchen/Diner, Fitted Units with work surfaces with breakfast bar, Sink and drainer unit, Induction hob, Integrated Eye level oven and grill, Integrated dishwasher, Spotlights, Radiator, Power points, Space for American style fridge/freezer unit, Door to Utility space, Vinyl wood effect flooring.

Utility Room

6' 4" x 3' 10" (1.93m x 1.17m)

Fitted units with work surfaces, Plumbing for washing machine and dryer, Vinyl wood effect flooring.

Conservatory

11' 10" x 7' 6" (3.61m x 2.29m)

Double glazed windows surround, Double glazed French doors to Garden, Radiator, Laminate wood effect flooring.

First Floor

Landing

Double glazed window to Side aspect, Loft hatch, Carpeted stairs and landing flooring.

Bedroom 1

11' 10" x 8' 9" (3.61m x 2.67m)

Double glazed window to Side aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 2

12' 10" x 8' 3" Into Wardrobe ($3.91 \text{m} \times 2.51 \text{m}$ Into Wardrobe)

Double glazed window to Front aspect, Double Bedroom, Built in wardrobes, Radiator, Power points, Carpet flooring.

Bedroom 3

8' 10" x 6' 6" (2.69m x 1.98m)

Double glazed window to Rear aspect, Partially paneled walls, Built in wardrobe and storage space, Radiator, Power points, Carpet flooring.

Family Bathroom

Double glazed window to Front aspect, Fully tiled walls, WC, Wash hand basin with built in units, Bath tub with over head rainfall shower and shower screen, Tile effect flooring.

Outside

Front Garden

Landscaped stone garden to front with shrubbery borders, Driveway to Side with access to Garage and Side gate to garden.

Rear Garden

Landscaped Rear garden, Patio leading to grass with shrubbery beds to Side. Pathway to Rear access gate. Side access to Garage and driveway.

Garage

20' 8" x 9' 11" (6.30m x 3.02m)

Electric roller door, Side door to garden, Double glazed window to Side aspect.



EXTENDED FAMILY HOME William H
Brown are delighted to present this stunning

Three Bedroom property on Kirby Cane

Walk. The property has been decorated to an extremely high standard, boasting superb

living space throughout, following a recent

entering the property, a convenient entrance

hall offers access to a downstairs WC as well

extension! The property sits in the hugely popular location of Oulton, ideal for families,

with a variety of amenities nearby. Upon

as the show stopping kitchen/ diner. This open place space is ideal for entertaining, with a sleek and stylish finish as well as

multiple integrated appliances. A useful

utility space can also be found off of this

room. A cosy lounge space offers further reception room, with a sizeable garden

room/ conservatory overlooking the rear

garage and beautifully landscaped rear

garden. This property also benefits from a generous plot, with driveway to front,

garden. The garden also offers access to a nearby field, ideal for children! The property

also benefits from sizeable bedrooms, all

with both the master and guest bedroom being doubles, with a spacious third

located off of the landing on the first floor,

bedroom also available. A family bathroom

can also be found off of the landing space,

decorated to a high standard and offering

purchase for all, please call 01502 585998 to

shower over bath! This home is an ideal

organise a viewing today and avoid

disappointment.



welcome to

Kirby Cane Walk, Lowestoft

- Three Bedroom Semi-Detached Home
- Driveway Leading to Garage with Electric Roller Door
- Landscaped Rear Garden
- Modern Kitchen/Diner
- Downstairs WC and Upstairs Family Bathroom with Bathtub and Over head Shower
- Handy Utility Room and Separate Conservatory
- Desirable Cul-De-Sac North Lowestoft Location
- Close to a Range of Local Amenities and Good Transport Links

Tenure: Freehold EPC Rating: C Council Tax Band: B offers in excess of

£300,000









Ground Floor





Please note the marker reflects the postcode not the actual property





Property Ref: LOW109070 - 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 quidance 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.



First Floor



01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk

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