



**Kirby Cane Walk, Lowestoft NR32 3EL**



**welcome to**

**Kirby Cane Walk, Lowestoft**

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.



**\*\*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 extension! The property sits in the hugely popular location of Oulton, ideal for families, with a variety of amenities nearby. Upon entering the property, a convenient entrance hall offers access to a downstairs WC as well 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 garden. This property also benefits from a generous plot, with driveway to front, garage and beautifully landscaped rear garden. The garden also offers access to a nearby field, ideal for children! The property also benefits from sizeable bedrooms, all located off of the landing on the first floor, with both the master and guest bedroom being doubles, with a spacious third bedroom also available. A family bathroom can also be found off of the landing space, decorated to a high standard and offering shower over bath! This home is an ideal purchase for all, please call 01502 585998 to organise a viewing today and avoid disappointment.**

## 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 ( 3.91m x 2.51m 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.



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## 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**



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.localagent.com](http://www.localagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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