



The Street,Lound Lowestoft NR32 5LP

welcome to

The Street,Lound Lowestoft

We are delighted to present this unique Three Bedroom property on The Street, which also has extension granted which has started but not complete. Located in the stunning village of Lound, the property offers country style living but within close proximity to a variety of local amenities.



****EXTENDED COTTAGE STYLE HOME****

William H Brown are delighted to present this unique Three Bedroom property on The Street. Located in the stunning village of Lound, the property offers country style living but within close proximity to a variety of local amenities. The property offers superb living space on the ground floor, with a spacious dining space boasting character with an exposed brick fire place, leading to snug space and the extended kitchen/ living area. This space offers incredible room for families to enjoy, with a blend of modern decoration and bi-fold doors opening out to the rear garden space. The rear garden offers gorgeous views over nearby fields, as well as good outdoor space, with great potential for extension with the shell of an additional room already in place. There is extension work which commenced, building work as to be completed - but holds extra potential for living space. The first floor continues the charming decoration, with a landing/ hall leading to Three sizeable bedrooms. Also found off of the landing is a tastefully decorated bathroom with standalone bath and shower. This home is an absolute must see for those looking to move to the countryside! Please call 01502 585998 to organise a viewing today!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door into the property, Door leading to Dining room, Spotlights, Karndean flooring.

Dining Room

15' 7" x 14' 3" (4.75m x 4.34m)

Double glazed window to Front aspect, Archway to

Extension and Doorway to Snug, Feature Exposed Brick Fireplace Log Burner, Power points, Parquet flooring.

Snug/ Office

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window to Front and Side aspect, Feature fireplace, Power points, Radiator, Parquet flooring.

Utility Room

4' 9" x 3' 11" (1.45m x 1.19m)

Fitted Units with work surfaces, Butler sink, Power points, Plumbing for washing machine and dryer, Karndean Flooring.

Bathroom

Potential for bathroom to be added - plumbing there.

Kitchen/Living Space

27' 7" x 11' 5" (8.41m x 3.48m)

Double glazed window to Side, Double glazed bi-fold doors to Garden, Skylights, Modern Fitted Kitchen units with work surfaces, Fitted Breakfast Bar, Sink and drainer unit with Hot tap, Space for Double Gas Oven, Integrated Dishwasher, Space for American Fridge Freezer, Power points, Spotlights, Karndean flooring.

First Floor

Landing

Wooden staircase leading to first floor with runner, Access to Three Bedrooms and Family Bathroom, Built in airing cupboard, Spotlights, Carpeted landing flooring.

Bedroom 1

13' 11" x 12' 9" (4.24m x 3.89m)

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

Bedroom 2

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to Front and Side aspects, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

11' 11" Max x 8' 6" (3.63m Max x 2.59m)

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

Bathroom

Double glazed window to Rear aspect fitted with shutters, Partially tiled walls, WC, Wash hand basin with fitted units, Towel radiator, Standalone bath with mixer taps, Spotlights, Tile effect flooring.

Outside

Front Garden

Fencing to front with pathway leading to Front door, Stones to side.

Rear Garden

Grass with shrubbery to side with fenced surround. Views to Rear of fields, Structure in place with planning for additional bedroom/living spaces.

Agents Note

'There is a easement on the title, please enquire with the branch'.

Agents Note (2)

Heating to the property is served by Electric and some Solar heating and water. Please contact the branch for more details.

Agents Note (3)

A single storey rear extension was granted by East Suffolk Council planning office under reference DC/22/4675/FUL. Works have commenced but have not been completed. Please make enquiries with the local authority to satisfy any enquiries you may have. Your conveyancer can advise further.



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welcome to

The Street, Lound Lowestoft

- Three Double Bedroom Extended Cottage Style Home
- Open Plan Modern Kitchen/Living Space
- Country Style Living with Being Close to Local Amenities
- Charming Village Location with Field Views
- Separate Dining Room and Handy Utility Space
- Upstairs Family Bathroom
- Fenced Surround Rear Garden with Laid Lawn
- Extension Part Built

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£350,000



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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LOW109101 - 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.



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