



Edgerton Road, Lowestoft NR33 9BG

welcome to

Edgerton Road, Lowestoft

William H Brown are delighted to present this TWO DOUBLE BEDROOM DETACHED BUNGALOW, located on Edgerton Road. The property consists of; Driveway leading to Garage, Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room and Enclosed South Facing Garden.



William H Brown are delighted to present this TWO DOUBLE BEDROOM DETACHED BUNGALOW, located on Edgerton Road. The home is located in a popular area of South Lowestoft, close to a range of local amenities such as being in walking distance to a shop, schools and post office. It also benefits from good public transport links - with bus routes and a choice of local train stations in addition to well connected A Roads making it easy to discover neighbouring towns. The home itself benefits from off road parking with a driveway to the side of the home, leading to a Garage. You enter the home into a spacious Lounge, which is made cosy with an Electric Fireplace. Both Bedrooms are easily accessible from this hub of the home, both double in size. A connecting hallway leads through to the Kitchen one side, the Modern equipped Shower Room, the other - with a Double glazed door leading to the Rear Garden in Front. The Enclosed Rear garden is a real feature of the home with fenced surround giving good privacy. There is a spacious patio area, ideal for outdoor furniture in the summer months, with Laid lawn, Shrubbery and Plants. With plenty to offer a range of purchasers; early viewings come recommended. Please call us on 01502 585998 TODAY to schedule in yours !

Accommodation

Ground Floor – Bungalow

Lounge

17' 11" x 14' 2" Into Recess (5.46m x 4.32m Into Recess)
Double glazed window to Front aspect, Electric Fireplace, TV Point, Radiator, Laminate wood effect flooring.

Bedroom 1

10' 11" x 9' 11" (3.33m x 3.02m)
Double glazed window to the Front aspect, Radiator, Laminate wood effect flooring.

Bedroom 2

9' 10" Into Recess x 8' 11" (3.00m Into Recess x 2.72m)
Double glazed window to Rear aspect, Built in wardrobes, Radiator, TV Point, Laminate flooring.

Hallway

Access from Lounge, Access to Kitchen, Shower Room, Door leading to Rear Garden.

Kitchen

7' 6" x 8' 10" (2.29m x 2.69m)
Double glazed window to Rear aspect, Fitted Kitchen of Wall and Base units with work surfaces. Sink and drainer unit, Gas hob, Electric oven, Central heating boiler, Radiator, Plumbing for a Washing machine/Dishwasher, Space for Freestanding Fridge/Freezer unit, Tiled flooring.

Shower Room

Double glazed window to the rear, Fully tiled walls, WC, Wash hand basin with storage below, Extractor fan, Radiator, Towel rail, Tiled flooring.

Outside

Front Garden

Laid to lawn with a mixture of trees, shrubs and bushes. With a driveway to the side leading to the garage.

Garage

17' 3" x 8' 11" (5.26m x 2.72m)
Single glazed door to the front, with up and over doors, power, lighting and a fibreglass roof.

Rear Garden

Fully enclosed Rear garden via fenced surround to create privacy, Patio areas, Range of Shrubs, Plants and Laid lawn, Access to Front Aspect of Home to Driveway.



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welcome to

Edgerton Road, Lowestoft

- Two DOUBLE Bedroom DETACHED Bungalow
- Spacious Driveway Leading to Garage
- Modern Shower Room
- Spacious Lounge Made Cosy with Electric Feature Fireplace
- Kitchen with Integrated Gas Hob and Electric Oven
- Fully Enclosed Rear Garden with Patio Area and Laid Lawn
- Located in a Popular South Lowestoft Location
- Close to a Range of Local Amenities and Good Transport Links

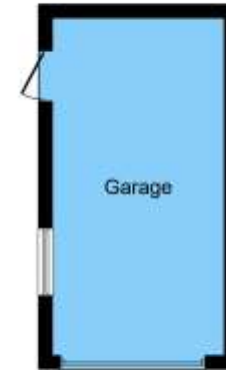
Tenure: Freehold EPC Rating: B

Council Tax Band: B

£285,000



Floor Plan



Garage

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.focusagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW109081 - 0003

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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