



Northgate, Lowestoft NR32 2RW

welcome to

Northgate,Lowestoft

William H Brown are delighted to present this Three Bedroom property on Northgate. The home offers ample off road parking, spacious living accommodation and gorgeous landscaped gardens to rear. A garage can also be found to the rear of the home. Please to view this superb listing on 01502 585998 !



**** Guide Price £220,000 - £230,000 ****
William H Brown are thrilled to be able to offer this beautifully decorated Three Bedroom home on Northgate. Located in North Lowestoft, the home sits within close proximity to local amenities such as schools and shops, as well as only a short journey away from the gorgeous Lowestoft coastline! The property offers ample off-street parking in the form of a brick weave driveway, with garage to the rear of the home, and double gates leading to off road parking. Inside the home, a convenient entrance porch and hallway offer access to the homes' spacious reception rooms, the lounge and dining room. These spaces are perfect for those looking to entertain friends and family! A kitchen with gorgeous under unit lighting, offers good worktop space and offers access to the properties rear garden. The garden has been cleverly split into three parts, with a low maintenance landscaped area with water features, a lawn with patio for outdoor seating and another off road parking space/ car washing area. The spacious feel of the home continues upstairs, with Three large bedrooms located off of the landing space. The master bedroom in particular is of a grand size! The family bathroom can also be found off of the landing space! Please call 01502 585998 to book a viewing today!

Accommodation

Ground Floor

Entrance Porch

Double glazed window to Side aspect, Double glazed window to Side aspect, Tiled flooring.

Entrance Hall

Access to Dining room, Carpet stairs to landing, Built in under stairs cupboard and coat cupboard, Radiator, Tiled flooring.

Lounge

12' 8" x 12' 6" (3.86m x 3.81m)
Double glazed French doors and Double glazed window to Rear aspect, Electric Feature fireplace, Radiator, TV and Power points, Carpet flooring.

Dining Room

13' 3" x 9' 1" (4.04m x 2.77m)
Double glazed window to Front aspect, Ample space for dining table, Power points, Wooden flooring.

Kitchen

12' 6" x 6' 9" (3.81m x 2.06m)
Double glazed Rear door, Double glazed window to Rear aspect, Partially tiled walls, Fitted kitchen units with work surfaces, Under unit lighting, Sink and drainer unit, Double oven and hob with over head extractor fan, Space for 50/50 fridge freezer unit, Power points, Plumbing for washing machine, Lino tile effect flooring.

First Floor

Landing

Built in airing cupboard, Loft hatch, Radiator, Carpet flooring.

Bedroom 1

12' 4" x 11' 1" (3.76m x 3.38m)
Double glazed window to Rear aspect, Double bedroom with double fitted wardrobes, Power points, Radiator, Carpet flooring.

Bedroom 2

12' 4" x 10' 8" (3.76m x 3.25m)
Double glazed window to Front aspect, Double bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

7' 9" x 7' 8" (2.36m x 2.34m)
Double glazed window to Front, Built in wardrobe, Radiator, Carpet flooring.

Shower Room

Two double glazed windows to Rear aspect, Fully tiled walls, Toilet, Wash hand basin with fitted units, Radiator, Walk in shower, Radiator, Extractor fan, Lino wood effect flooring.

Outside

Front Garden

Large corner plot with brickweave driveway to front aspect, Shrubbery and fencing to side with slope leading to Front door entrance of property.

Rear Garden

Pebble dash low maintenance garden with brick built garden shed. Gated access to side garden with brickweave pathway and seating area with off-street parking opportunities and side access door to garage.

Garage

Garage with up and over door and running electricity.



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welcome to

Northgate, Lowestoft

- ** Guide Price £220,000 - £230,000 **
- Three Bedroom End-Terrace Home
- Ample Off Street Parking with Driveway & Garage
- Large Rear Garden
- Close to Local Schools
- Well Decorated Throughout

Tenure: Freehold EPC Rating: C

guide price

£220,000 – £230,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107790 - 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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