



Edgerton Road, Lowestoft NR33 9BG

welcome to

Edgerton Road,Lowestoft

William H Brown are delighted to present this superb Three Bedroom Semi-Detached home on Edgerton Road. Located in the hugely popular location of Kirkley, within close proximity to ample amenities and the stunning Lowestoft coastline, this home is a fantastic buy for all.



William H Brown are delighted to present this semi-detached home on Edgerton Road. Located in Kirkley, with a variety of schools, shops and bus routes on its doorstep, the property is in an ideal location for all. The home offers ample reception space for friends and family to enjoy, with a well sized lounge, and open plan dining/ living space. Additionally, a sleek kitchen space can be found off of the dining room, with quartz worktops and good space for appliances! A gorgeous garden room can also be found to the rear of the home, ideal for all to enjoy the fantastic rear garden, with a variety of seating spots, lawn and workshop to rear! Upstairs, the property offers three bedrooms all located off of the spacious landing. A superb master bedroom offers fantastic space for a double bedroom, with cleverly designed en-suite including shower! The guest and spare bedroom are equally of a good size, ideal for families or guests! Superb potential can also be found at the front of the home for off street parking! Please call 01502 585998 to view this fantastic home today!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door into property, Access to Lounge and Dining Room, Under stairs storage cupboard, Radiator, Laminate wood effect flooring.

Lounge

9' 3" x 6' 11" (2.82m x 2.11m)
Double glazed window to Front aspect, Feature brick fireplace, Power points, Radiator, Carpet flooring.

Dining Room/ Sitting Room

21' 5" x 8' 11" (6.53m x 2.72m)
Double glazed skylight, Double glazed French doors to Garden room, Feature fireplace, Built in storage, Space for Dining table, Fashion radiator, Power points, Laminate wood effect flooring.

Kitchen

8' x 6' 10" (2.44m x 2.08m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units with Work surfaces, Round sink, Space for Gas Oven with Overhead extractor fan, Space for 50/50 fridge freezer, Lino flooring.

Garden Room/ Utility

15' 6" x 7' 4" (4.72m x 2.24m)
Double glazed windows and doors to Rear garden, Fitted units and work surfaces, Sink and drainer unit, Plumbing for white goods, Tiled flooring.

First Floor

Landing

Loft hatch, Power points, Carpeted stairs and landing area.

Bedroom 1

11' 5" x 9' 11" (3.48m x 3.02m)
Double glazed window to Front aspect, Double bedroom, Door to en suite, Built in wardrobes, Radiator, Power points, Carpet flooring.

En Suite

Double glazed window to Front aspect, Toilet, Wash hand basin with vanity unit, Corner shower cubicle with electric shower, Lino tiled effect flooring.

Bedroom 2

12' 1" x 8' 5" (3.68m x 2.57m)
Double glazed window to Rear aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Bedroom 3

8' 11" x 6' 1" (2.72m x 1.85m)
Double glazed window to Rear aspect, Fitted wardrobe and units, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with mixer taps, Vanity unit, Towel radiator, Lino flooring.

Outside

Front Garden

Gravel landscaped garden to Front with pathway to Side gate, Double glazed Front door leading into property.

Rear Garden

Fully enclosed Rear garden, Raised concrete seating area with pathway to laid lawn area and garage with workshop to Rear aspect.



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welcome to

Edgerton Road, Lowestoft

- Three Bedroom Semi-Detached Home
- Popular Location
- Garden Room
- Spacious Reception Rooms
- Bathroom and En Suite
- Large Rear Garden with Workshop
- Enclosed Rear Garden
- Sleek and Stylish Kitchen

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



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:
LOW106709 - 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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