



**Guscott Close, Lowestoft NR32 4WN**



**william  
h brown**

**welcome to**

**Guscott Close, Lowestoft**

William H Brown are excited to present this FOUR bedroom DETACHED family home for sale on Guscott Close, Oulton. The property has plenty to boast; with driveway and garage, Open plan Kitchen/Diner with adjoining Utility Space, Spacious Lounge with Garden Access. Viewings come highly recommended!



**William H Brown are delighted to present this stunning Four Bedroom detached home on Guscott Close. Located in the hugely popular location of Oulton, the property offers superb access to a variety of local amenities such as schools, shops and transport links. The property offers a sizeable plot, with driveway leading to garage to side and a well landscaped rear garden, with ample room for outdoor seating. Upon entering the property, a convenient entrance hall offers access to the main reception rooms. These rooms consist of a large lounge leading through to the open plan kitchen/ diner, decorated to a high standard throughout. A useful utility room can also be found off of the kitchen. This home is an ideal purchase for families, with the first floor offering access to four well sized bedrooms, all located off of the landing as well as a stylish family bathroom. The master in particular is a fantastic size, with en-suite located off of! Please call William H Brown on 01502 585998 to book a viewing today!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Stairs leading to First floor landing, Access to Downstairs Cloakroom, Lounge and Kitchen/Diner, Radiator, Power points, LVT Flooring.

#### **Cloakroom**

WC, Wash hand basin.

#### **Lounge**

20' 10" x 12' 3" ( 6.35m x 3.73m )  
Double glazed Window, Double glazed Sliding doors to Garden, TV Point, Power points, LVT Flooring.

#### **Kitchen/ Diner**

14' 10" x 9' 10" ( 4.52m x 3.00m )  
Double glazed window to Rear aspect, Door to Utility Room, Partially tiled walls, Fitted Kitchen Units with Work Surfaces and Breakfast Bar, Sink and drainer unit, Integrated Double Oven, Electric Hob with Cookerhood, Space for Fridge, Open plan space, LVT Flooring.

#### **Utility Room**

9' 11" x 5' 10" ( 3.02m x 1.78m )  
Double glazed window and door to Side aspect, Built in Units with work surfaces, Integrated washing machine and dryer, LVT Flooring.

### First Floor

#### **Landing**

Doors to all Bedrooms and Family Bathroom, Built in airing cupboard, Carpeted stairs and landing flooring.

#### **Bedroom 1**

11' 7" x 11' 1" ( 3.53m x 3.38m )  
Double glazed window to Front aspect, Double Bedroom, Door to En Suite, TV and Power points, Carpet flooring.

#### **En Suite**

Double glazed window, Partially tiled walls, WC,

Wash hand basin with built in unit, Built in cupboards, Shower cubicle, Heated towel radiator, Shower cubicle, Lino flooring.

#### **Bedroom 2**

12' 5" x 11' 3" ( 3.78m x 3.43m )  
Double glazed window to Front aspect, Double Bedroom, Built in storage, TV and Power points, Carpet flooring.

#### **Bedroom 3**

12' 10" x 9' 1" ( 3.91m x 2.77m )  
Double glazed window to Rear aspect, Double Bedroom, Built in storage, TV and Power points, Carpet flooring.

#### **Bedroom 4**

9' 2" x 9' ( 2.79m x 2.74m )  
Double glazed window to Rear aspect, TV and Power points, Radiator, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, WC, Built in Wash hand basin, Radiator, Shaving point, Stone effect tiled flooring.

### Outside

#### **Front Garden**

Brickwave driveway to Side aspect leading to Garage, Pathway leading to Front door with Grass to Side aspect.

#### **Rear Garden**

Patio with decking for outdoor seating, Leads to laid grass with shrubbery, Timber Summerhouse to Rear aspect, Side access to Garage and Driveway.

#### **Garage**

Up and Over door, Double glazed window and door to Side aspect, Power and Lights.



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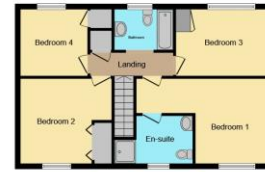
## Guscott Close, Lowestoft

- Four Bedroom Detached Family Home
- Open Plan Kitchen/Diner with Separate Utility Room
- Lounge with Sliding Doors to Rear Garden
- Main Bedroom with En Suite
- Driveway Leading to Garage with Electricity
- Modern Family Bathroom Upstairs
- Handy Downstairs WC
- Popular Oulton Location, Close to Amenities

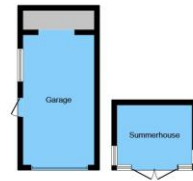
Tenure: Freehold EPC Rating: C



Ground Floor



First Floor



Garage

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£410,000

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.focalagent.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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