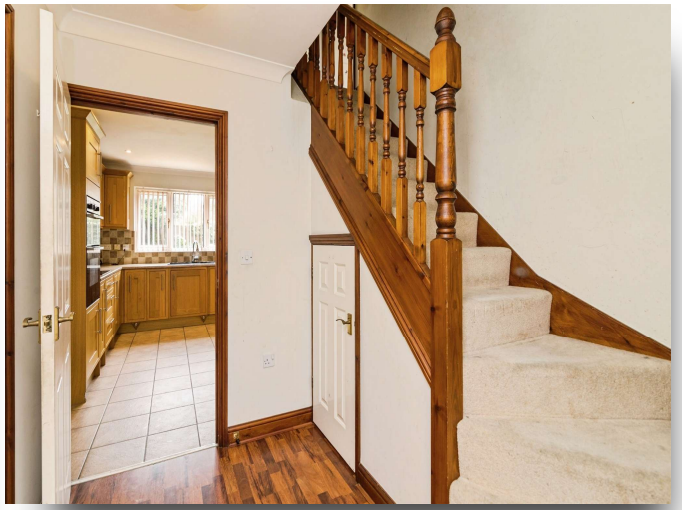


Noahs Drive,Kessingland Lowestoft NR33 7US

william
h brown

welcome to

Noahs Drive, Kessingland Lowestoft

An excellent opportunity to own a detached family home just minutes away from the stunning Kessingland coastline - primed for modernisation and featuring an integral garage!

Entrance Hall
Double glazed front door. Double glazed window to front. Laminate wood effect flooring. Under stairs cupboard. Radiator.

Ground Floor Wc
Double glazed window to side. Tiled flooring, Wc and wash hand basin. Consumer unit. Radiator.

Lounge
Double glazed window to front. Carpet flooring, Decorative ceramic hearth with gas fireplace. Radiator.

Dining Room
Double glazed sliding doors to conservatory. Carpet flooring. Radiator.

Kitchen
Double glazed window to rear. Tiled flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven. Separate induction hob. Integrated dishwasher. Cooker hood. Radiator.

Utility Room
Double glazed door leading to garden, Double glazed window to rear. Tiled flooring. Sink and drainer. Plumbing for washing machine. Gas fired central heating boiler. Radiator.

Conservatory
Double glazed door to garden. Double glazed windows surrounding. Twin wall polycarbonate roof, Vinyl flooring. Electric ceiling fan.

Landing
Access to all bedrooms and bathroom. Carpeted stairs and landing. Airing cupboard with hot water tank. Radiator.

Bedroom One
Double glazed window to front. Access to ensuite. Loft access. Carpet flooring. Integrated dressing room. Radiator.

Ensuite
Double glazed window to side. Tiled flooring. Walk-in shower cubicle. Wc and wash hand basin with built in cupboards. Towel radiator.

Bedroom Two
Double glazed window to rear. Carpet flooring. Built in storage cupboard, Radiator.

Bedroom Three
Double glazed windows to front and side. Laminate wood effect flooring. Built in storage cupboard. Radiator.

Bedroom Four
Double glazed window to rear. Carpet flooring. Radiator.

Bathroom
Double glazed window to rear. Tiled flooring. Bathtub. Walk-in shower cubicle. Wc and wash hand basin with fitted cupboards. Towel radiator.

Front Garden
Driveway to front with grass plot.

Rear Garden
Laid patio tiles leading to grass plot. Mix of brick wall and fence surrounding. Outside tap. South-east facing.

Garage
Double glazed door to side. Electric door. Loft

access. Potential to be converted into additional room. Overhead cupboards.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

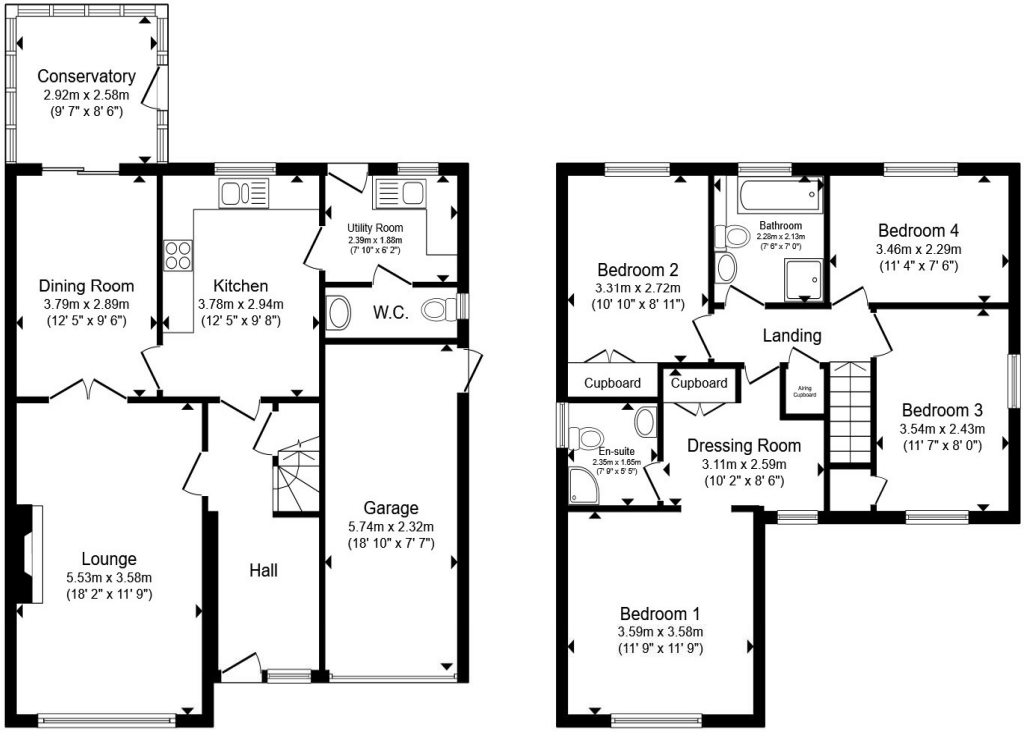
Noahs Drive, Kessingland Lowestoft

- Quiet cul-de-sac location just minutes from Kessingland beach
- Four-bedroom detached home with three double rooms
- Spacious lounge flowing into dining area and conservatory
- Kitchen with integrated appliances plus separate utility room
- Principal bedroom with dressing room and ensuite shower room

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

offers over

£340,000



Total floor area 147.8 m² (1,590 sq.ft.) approx

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.propertybox.io

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view this property online williamhbrown.co.uk/Property/LOW109895

The Property Ombudsman

Property Ref:
LOW109895 - 0005

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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.