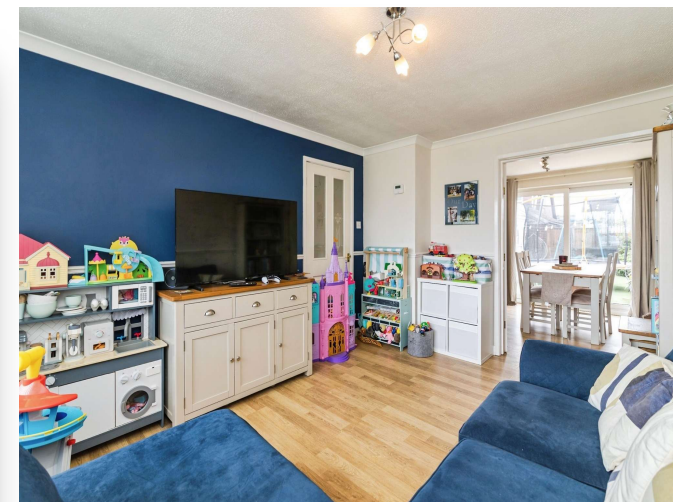




**Hérons Close, Lowestoft NR32 3LB**

**welcome to**

## **Hérons Close, Lowestoft**

A well-presented three-bedroom semi-detached home in a quiet cul-de-sac, featuring a spacious kitchen/diner, generous lounge, enclosed rear garden, and a detached garage/workshop with off-road parking.

### **Entrance Hall**

Double glazed front door. Laminate wood effect flooring. Built in understairs storage. Radiator.

### **Lounge**

Double glazed window to front. Double doors to dining room. Laminate wood effect flooring. Radiator. Power points.

### **Kitchen/Diner**

Double glazed patio door to garden. Double glazed window to rear. Open plan space. Laminate wood effect flooring. Fitted units and worktops. Sink and drainer. Radiator. Integrated hob and oven. Space for 50/50 fridge freezer.

### **Landing**

Double glazed window to rear. Carpeted stairs and landing. Built in airing cupboard. Radiator. Power points.

### **Bedroom One**

Double glazed window to front. Laminate wood effect flooring. Radiator. Power points. Double bedroom.

### **Bedroom Two**

Double glazed window to rear. Laminate wood effect flooring. Radiator. Power points. Double bedroom.

### **Bedroom Three**

Double glazed window to front. Laminate wood effect flooring. Radiator. Power points.

### **Bathroom**

Double glazed window to rear. Tiled flooring and fully tiled walls. Wc and wash hand basin with built in units. Bathtub with mixer taps and shower head.

### **Front Garden**

Grass to front with driveway to side leading to double gates to garage. Pathway to front door.

### **Rear Garden**

Patio leading to artificial lawn. Fully enclosed by fencing with raised beds to rear and side. Side access door to garage. Side gate to front.

### **Garage**

Up and over door. Running electricity. Window to side.

### **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.





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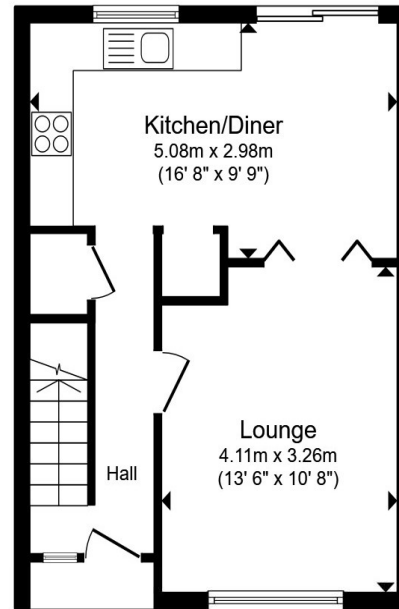
## Herons Close, Lowestoft

- Quiet cul-de-sac location
- Impressive 5m+ kitchen/diner
- Family bathroom on first floor
- Enclosed low-maintenance rear garden
- Large detached garage/workshop.

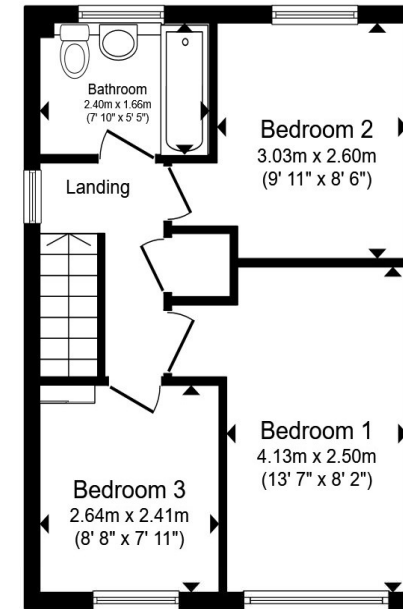
Tenure: Freehold EPC Rating: C

Council Tax Band: B

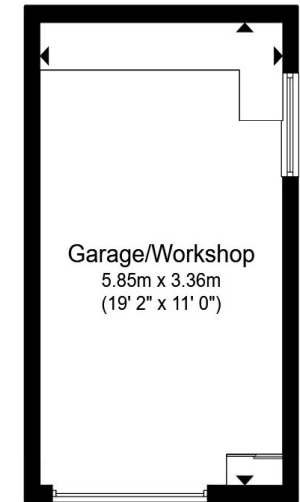
**£240,000**



Ground Floor



First Floor



Outbuilding

Total floor area 92.7 m<sup>2</sup> (998 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](http://www.propertybox.io)

  
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Property Ref:  
LOW109764 - 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 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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