



Wilson Road, Lowestoft NR33 0JA

welcome to

Wilson Road, Lowestoft

Spacious and well-presented four-bedroom detached family home situated in a sought-after residential location in South Lowestoft, offering versatile living accommodation, a garage and attractive rear garden.

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.

Entrance Hall

Double glazed front door. Double glazed window to front. Laminate wood effect flooring. Radiator.

Ground Floor Wc

Double glazed window to side. Tiled flooring. Wc and wash hand basin with fitted units. Radiator.

Lounge

French doors to rear leading to garden. Double glazed bay window to front. Carpet flooring. Gas feature fireplace.

Dining Room

Double glazed french doors to rear. Double glazed window to side. Vinyl flooring. Radiator.

Kitchen/Reception Room

Double doors leading to lounge and diner. Double glazed window to rear. Double glazed window to side. Part tiled and part laminate wood effect flooring. Fitted units and worktops. Double sink and drainer. Space for gas oven. Space for dishwasher. Space for undercounter fridge. Cooker head. 2x Radiators.

Utility Room

Double glazed door to side. Double glazed windows to rear and side. Tiled flooring. Fitted units and worktops. Plumbing for washing machine. Space for tumble dryer. Radiator.

Sun Room

Double glazed french doors to rear leading to garden. Double glazed windows surrounding. Vinyl flooring.

Landing

Loft hatch access. Carpet flooring. Airing cupboard.

Bedroom One

Double glazed window to front. Carpet flooring. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear. Carpet flooring. Radiator.

Bedroom Three

Double glazed window to front. Laminate wood effect flooring. Built in cupboard. Radiator.

Bedroom Four

Double glazed window to rear. Carpet flooring. Radiator.

Bathroom

Double glazed window to side. Tiled flooring. Wc and wash hand basin with fitted units. Bathtub. Shower cubicle. Radiator.

Front Garden

Brickweave driveway for multiple cars. Part brick wall and part fence surrounding.

Rear Garden

Large patio area for outdoor dining leading to extensive grass plot. 2x wooden sheds. Extensive grass plot.





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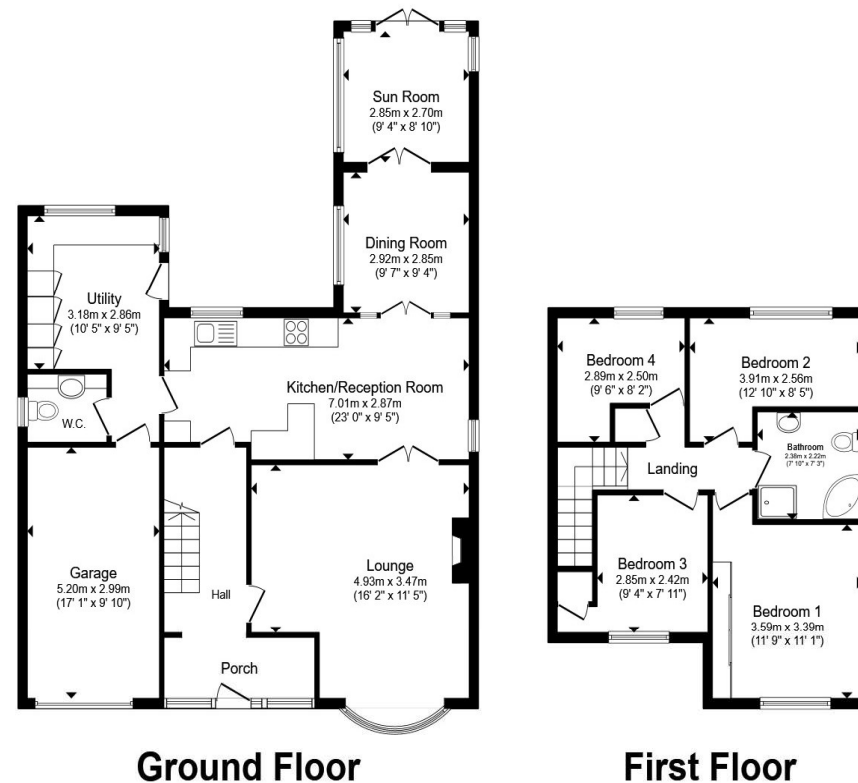
- Two Minute Walk From The Beach
- Two reception rooms plus sun room
- Spacious kitchen with open dining area
- Ground floor utility room and WC
- Family bathroom with separate shower

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£400,000



Total floor area 147.1 m² (1,583 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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Property Ref:
LOW108853 - 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.

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