



Witney Green,LOWESTOFT NR33 7AP

welcome to

Witney Green, LOWESTOFT

Modern four-bedroom family home with open plan living, ground-floor bedroom with en-suite, utility room, garage, driveway and a well-maintained garden, located in the popular Witney Green development!

Entrance Hall

Double glazed front door. Laminate wood effect flooring. Built in coat cupboard.

Upstairs Wc

Laminate wood effect flooring. WC and wash hand basin with vanity unit.

Lounge

17' 1" Max x 17' 1" (5.21m Max x 5.21m)

Double glazed bay window to front. Double glazed window to side. Carpet flooring. Radiator. Power points.

Open-Plan Living/Dining Room

31' 3" x 23' 6" (9.53m x 7.16m)

Double glazed french doors. Double glazed window to front. Open plan living space. Part laminate wood effect flooring and part carpet flooring. Radiator. Spotlights. Power points.

Kitchen

Double glazed window to front. Open-plan with living space. Laminate wood effect flooring. Spotlights. Fitted top and bottom units and worktops. 1.5 Sink and drainer. Under unit lights. Built in dishwasher. Integrated oven and grill with integrated electric hob with overhead extractor fan.

Utility Room

8' 3" x 7' 1" (2.51m x 2.16m)

Laminate wood effect flooring. Fitted units and worktops. Plumbing for washing machine and dryer. Space for white goods. Door to integrated garage.

Landing

Carpet stairs and landing. Access to bedrooms 2, 3 and upstairs wc. Spotlights.

Bedroom One

12' 9" x 11' 11" (3.89m x 3.63m)

Double glazed window to front. Door to en-suite. Carpet flooring. Radiator. Power points. Double bedroom.

Bedroom Four

11' 9" x 6' (3.58m x 1.83m)

Double glazed window to rear. Carpet flooring. Radiator. Power points. Double bedroom.

Bathroom

Double glazed window to rear. Tiled flooring and part tiled walls. Wc and wash hand basin with vanity unit. Corner bathtub. Spotlights. Radiator.

Bedroom Two

15' 9" x 13' 7" (4.80m x 4.14m)

Double glazed velux window to front. Carpet flooring. Built in eaves storage. Radiator. Power points.

Bedroom Three

15' 9" x 13' 7" (4.80m x 4.14m)

Double glazed velux window to front. Carpet flooring. Built in eaves storage. Radiator. Double bedroom.

Front Garden

Brick wall to front with grass wrapping from front to side.

Rear Garden

Decking leading to grass with fence surrounding. Timber shed and gate to side leading to driveway.

Driveway

Driveway to rear leading to integrated garage, main doors and side 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.



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welcome to

Witney Green, LOWESTOFT

- Sought-after development in Witney Green, Lowestoft
- Stunning open plan living and dining space
- Separate cosy lounge for relaxed evenings
- Practical utility room keeping everyday living clutter-free
- Private, well-maintained rear garden ideal for outdoor dining and family use

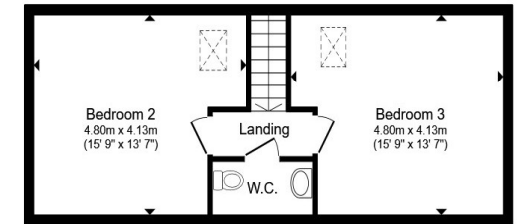
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£400,000



Ground Floor



First Floor

Total floor area 166.7 m² (1,794 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:
LOW109565 - 0003

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