



**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!



William H Brown are pleased to offer this beautifully presented and deceptively spacious four-bedroom family home, set within the popular development of Witney Green, Lowestoft. Finished to a high standard throughout, the property offers flexible accommodation and generous living spaces. The accommodation begins with a stylish kitchen, fitted with a range of modern units and integrated appliances, providing ample worktop space and storage. This flows seamlessly into a bright and airy open-plan living space, creating an ideal hub for entertaining and day-to-day living, with large windows and doors allowing plenty of natural light, and a separate lounge offering a cosy and comfortable retreat. The property further benefits from a practical utility room, keeping appliances neatly tucked away and offering additional storage. Also on the ground floor is bedroom one, a generous double room complete with a modern en-suite shower room. Bedrooms four offers excellent versatility as a guest room, home office or playroom. A contemporary family bathroom completes the ground floor. Upstairs, the property continues with bedrooms two and three, both well-proportioned and served by an upstairs WC. Externally, the home boasts a well-maintained rear garden, maily laid to lawn with patio areas ideal for outdoor dining and entertaining. To the front and side, the property benefits from a driveway and garage, providing ample off-road parking. Early viewing is highly advised!

## Entrance Hall

## Upstairs Wc

## Lounge

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

## Open-Plan Living/Dining Room

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

## Kitchen

## Utility Room

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

## Landing

## Bedroom One

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

## Bedroom Four

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

## Bathroom

## Bedroom Two

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

## Bedroom Three

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

## Front Garden

## Rear Garden

## Driveway



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welcome to

## Witney Green, LOWESTOFT

- Sought-after development in Witney Green, Lowestoft
- Stunning open plan living and dining space
- Seperate 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOW109565 - 0002

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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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