



Hawthorn Avenue, Lowestoft NR33 9BB

welcome to

Hawthorn Avenue, Lowestoft

William H Brown are pleased to present this Three Bedroom property on Hawthorne Avenue. The property offers superb potential both internally and externally, with potential for an extension to side (STPP). Please call William H Brown to organise a viewing today!

Entrance Hall

Door to dining room and lounge. Tiled flooring. Understairs storage space.

Lounge

12' 3" x 8' 10" (3.73m x 2.69m)
Double glazed bay window to front. Carpet flooring. Radiator. Power ports.

Dining Room

12' 11" x 10' 3" (3.94m x 3.12m)
Double glazed window to rear. Door to rear. Doorway to kitchen. Laminate wood effect flooring. Radiator.

Kitchen

9' 10" x 5' 10" (3.00m x 1.78m)
Double glazed window to rear. Tiled flooring. Part tiled and brick walls. Fitted units and worktops. Sink and drainer unit. Integrated gas hobs. Integrated eye level oven and grill. Plumbing for washing machine. Power ports.

Landing

Doors to bedrooms one, two, and three, and bathroom. Carpet flooring. Wooden stairs. Radiator.

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)
Double glazed window to rear. Carpet flooring. Built in sliding door wardrobes. Radiator. Spotlights. Power ports. Double bedroom.

Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)
Double glazed window to rear. Carpet flooring. Radiator. Spotlights. Built in wardrobes. Double bedroom.

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)
Double glazed window to rear. Carpet flooring. Radiator. Power ports.

Bathroom

Double glazed window to rear. Wood effect flooring. Wc and washbasin. Walk-in shower with screen. Spotlights.

Front Garden

Pathway leading to front door. Grass and privacy hedge to front. Fencing to side.

Rear Garden

Patio leading to raised grass with outbuilding to side. Fully enclosed with wrap around garden to side. Footings for potential side extension.

Outbuilding

8' 6" x 4' 11" (2.59m x 1.50m)
Outbuilding with potential for office/ outside bar





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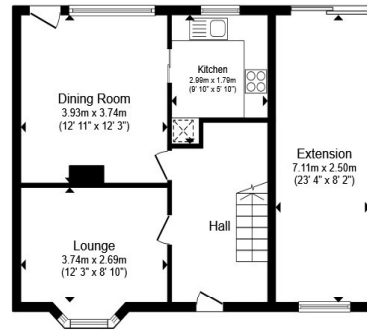


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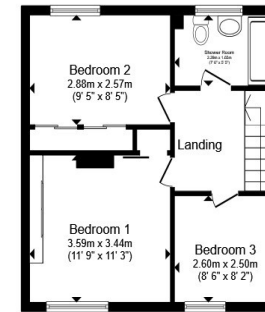
Hawthorn Avenue, Lowestoft

- THREE BEDROOMS
- CLOSE TO AMENITIES
- POTENTIAL FOR EXTENSION (STPP)
- OPEN PLAN KITCHEN/ DINER
- LARGE REAR GARDEN

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

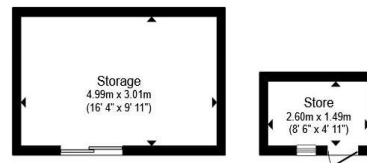


Ground Floor



First Floor

£170,000



Outbuilding

Total floor area 121.0 m² (1,303 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:
LOW109574 - 0006

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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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