



Prospect Road, Lowestoft NR32 3PT

welcome to

Prospect Road, Lowestoft

An expansive 4-bedroom single storey property standing in established gardens within the ever-popular area of Oulton Broad. The property further benefits from triple garaging and is sold with no onward chain.

Porch

A double-glazed porch with door in from the drive, further door opens to the reception hall.

Reception Room

A welcoming hall with doors to two bedrooms, the sitting room and kitchen. Further doors lead to an inner hall which leads to the shower room, a further two bedrooms beyond which is the conservatory. and a lobby accessing the cloakroom, studio and utility room. This hall also has a water feature and fitted storage.

Cloakroom

With wc and hand wash basin.

Sitting Room

This generous, well-proportioned sitting room has window to two aspects and sliding patio door leads out to a partially covered sun terrace and the garden beyond. A focal point is provided by an open fireplace.

Kitchen

Fitted with an excellent range of base storage cupboards and drawer unit to three walls with work surfaces over and set double drainer sink unit with mixer tap. Matching wall cabinets and glazed display units provide further storage. Fitted appliances include an electric hob and oven set into an exposed brick mock fireplace with space suitable for a fridge freezer. There is also space and plumbing for a dishwasher. Window and door to the side aspect.

Utility Room

Providing further storage and second sink unit, plumbing for washing machine.

Studio

A bright room with double glazed windows to one aspect, and polycarbonate roof. A door opens to the garden.

Bedroom One

A spacious double aspect room with fitted wardrobe.

En-Suite Cloakroom

Fitted with wc, bidet and hand wash basin.

Bedroom Two

A second double bedroom with window to the side aspect.

Bedroom Three

This generous double bedroom has a window to the side aspect and sliding patio doors to the conservatory.

Bedroom Four

A fourth double bedroom, currently used as a dining room, has fitted storage, window to the side aspect and sliding patio door to the conservatory.

Shower Room

Fitted with shower in oversize cubicle, wc and hand wash basin, Tiling to walls.

Conservatory

A lovely, double glazed, conservatory with vaulted ceiling, this room offers lovely views over the garden and has a glazed door opening onto a patio and the garden beyond.

External

The property stands well back from the road with a carriageway drive providing parking and leading to





the triple garage with three up and over doors. Within this driveway the garden is laid to grass with numerous mature shrub beds and specimen trees. The large rear garden is lawned and once again lawned with mature shrub beds and borders along with a number of specimen trees. There are areas of paved terrace off the conservatory and sitting room. Towards the foot of the main area of garden is a timber summerhouse, a further area of garden, partially screened by hedging, a large garden shed/workshop and greenhouse with vegetable patch alongside. The gardens are enclosed by a combination of fencing and mature hedging and extend to around 0.5 acre (STMS).

Agents Note

The property further benefits from a spacious, partially boarded, loft with easy access from the reception hall.



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Prospect Road, Lowestoft

- Spacious 4-Bedroom Single Storey Home
- Generous Sitting Room with Open Fire
- Studio and Conservatory
- En-Suite Cloakroom to Principal Bedroom along with separate Shower Room
- Established Gardens

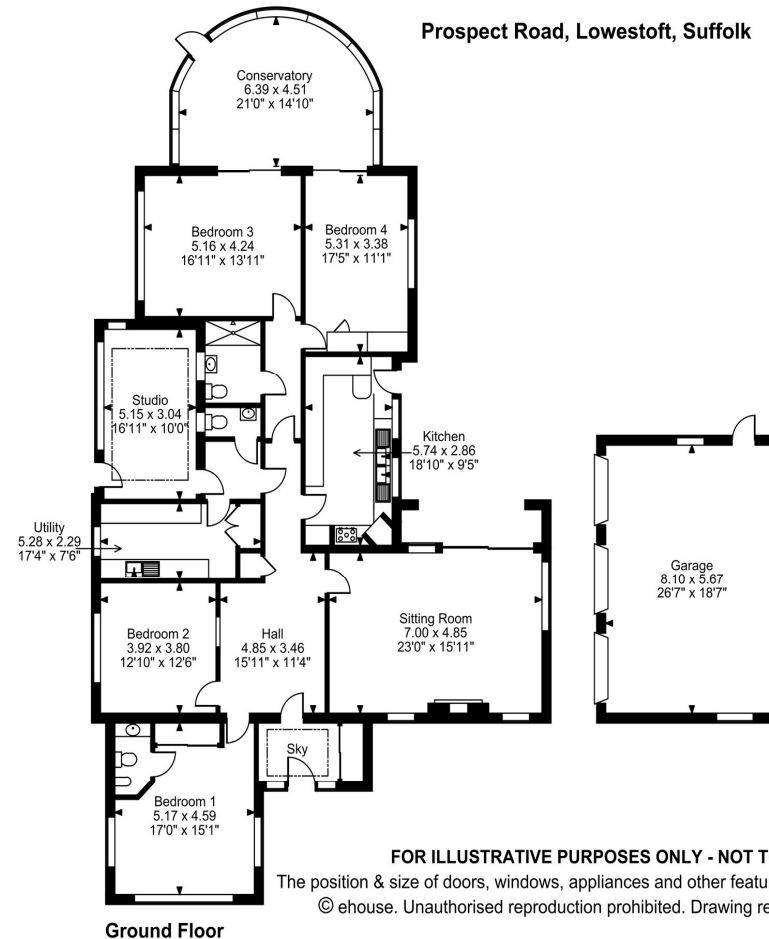
Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£595,000

Prospect Road, Lowestoft, Suffolk



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Property Ref:
LOW109623 - 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.


william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk