



Lowestoft,

Guide Price £220,000

- Extended Family Home
- Three separate bedrooms
- Porch entrance with WC
- Close to local amenities
- Desirable North Oulton Location
- Spacious rear garden with garage
- Moments walk to fantastic local schools
- Open Plan Living spaces
- Private and secluded location
- Modern family bathroom

Brampton Grove, Lowestoft

Oulton (NR32) is a well-established suburban area to the west of Lowestoft in the county of Suffolk. The area is best known for its proximity to Oulton Broad, a picturesque stretch of water forming part of The Broads National Park. Popular for boating and waterside walks, the Broad provides a scenic backdrop and a strong leisure focus for residents and visitors alike. Oulton offers a mix of residential neighbourhoods, local shops and schools, while benefitting from good transport connections, including Oulton Broad railway stations with links to Norwich and wider regional destinations. With convenient access to both countryside and coast, Oulton NR32 combines a relaxed waterside setting with the amenities of nearby Lowestoft town centre.



Council Tax Band: B



Description

Step into the light-filled porch, which leads you straight into a sleek and contemporary ground floor WC, perfect for guests and everyday convenience. From here, enter the heart of the home: a spacious and airy lounge bathed in natural light from a large front-facing window that frames leafy green views. The room offers ample space for relaxation and features a central stairwell leading to the first floor.

Flowing seamlessly from the lounge is the open-plan dining room and kitchen, a fantastic social space ideal for family life or entertaining. The dining area benefits from French doors that open directly onto the rear garden, inviting the outside in. The modern kitchen is well equipped with a built in oven, gas hob, and extractor fan, complemented by designated spaces for a fridge freezer and washing machine.

Upstairs you will find three well proportioned bedrooms each featuring light and spacious settings along with a modern family bathroom which offers panelled bath with mains fed shower above, toilet and pedestal wash basin.

Outside, the property enjoys a prime position within a quiet cul-de-sac, complete with a detached garage and off-road parking. The multi-tiered rear garden is a standout feature, offering a decked seating area perfect for alfresco dining, steps leading down to a manicured lawn, and a fully enclosed space ideal for children or pets.

A rare opportunity to secure a home that blends peace, practicality, and a touch of modern flair, 4 Brampton Grove is ready to impress.

Guide Price of £220,000 - £230,000

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Viewing arrangements

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

Outgoings

Council tax band B

Services

Mains gas, electricity and water

Tenure

Freehold

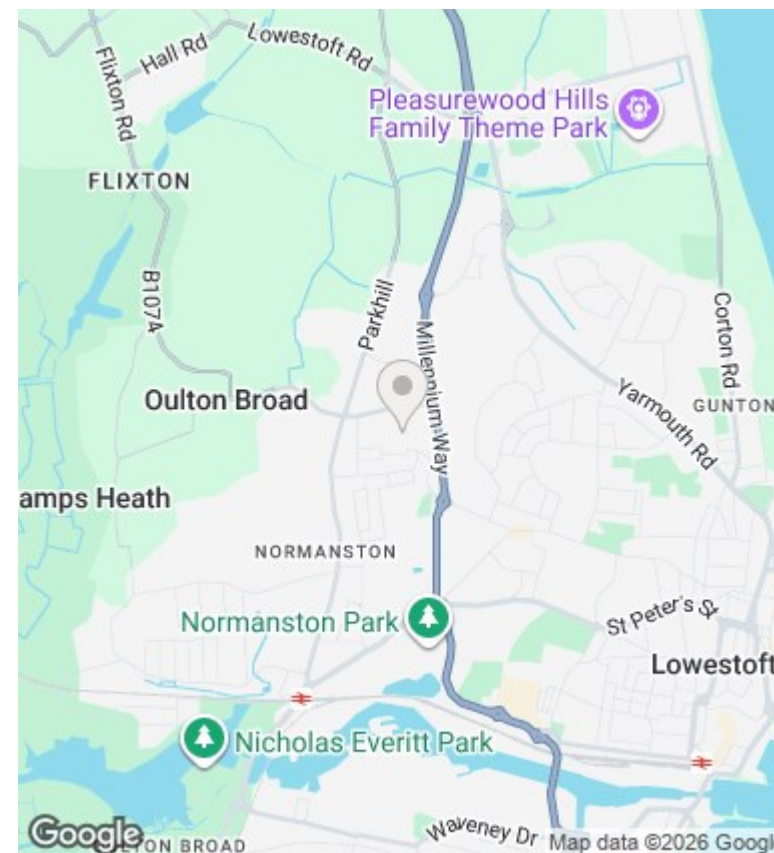
ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify

buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant





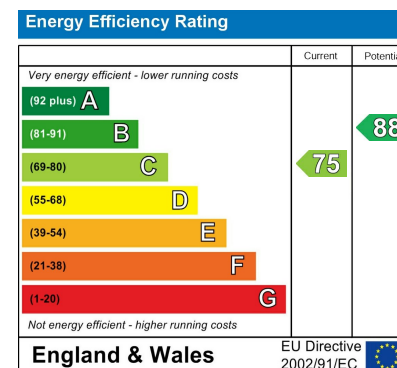


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com