



**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!



William H Brown are pleased to offer this Three Bedroom home on Hawthorne Avenue. Situated in the convenient spot of South Lowestoft, the home sits just a small distance away from a variety of local amenities, such as schools, shops and transport links. The property begins with a useful entrance hall, leading to a spacious lounge to side as well as an open plan kitchen/ diner. This open plan space is ideal for entertaining guests, friends and family and is a superb size! This home offers from an extremely generous plot, with a spacious front and rear garden which wraps around to the side of the home. This space offers huge potential for future extensions (Subject to planning permission approval). A useful space has also been added to the garden, offering an ideal opportunity for an outdoor bar or office. The first floor offers Three Bedrooms all located off of the landing. Both the master and the spare bedroom are sizeable double bedrooms. A third bedroom can also be found off of the landing space, with opportunity to double up as a dressing room or study! The family bathroom has been newly renovated, to an excellent standard. This family home boasts potential, please call 01502 585998 to organise a viewing today!

### **Entrance Hall**

### **Lounge**

12' 3" x 8' 10" ( 3.73m x 2.69m )

### **Dining Room**

12' 11" x 10' 3" ( 3.94m x 3.12m )

### **Kitchen**

9' 10" x 5' 10" ( 3.00m x 1.78m )

### **Landing**

### **Bedroom One**

11' 9" x 11' 3" ( 3.58m x 3.43m )

### **Bedroom Two**

9' 5" x 8' 5" ( 2.87m x 2.57m )

### **Bedroom Three**

8' 6" x 8' 2" ( 2.59m x 2.49m )

### **Bathroom**

### **Front Garden**

### **Rear Garden**

### **Outbuilding**

8' 6" x 4' 11" ( 2.59m x 1.50m )



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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

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOW109574 - 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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