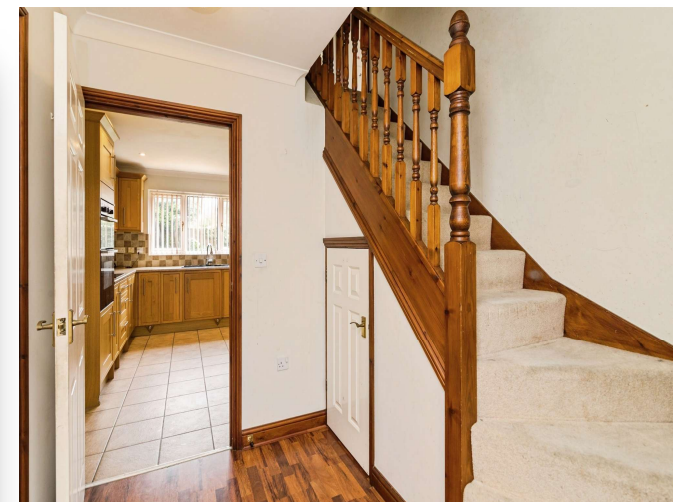




Noahs Drive, Kessingland Lowestoft NR33 7US

welcome to

Noahs Drive, Kessingland Lowestoft

An excellent opportunity to own a detached family home just minutes away from the stunning Kessingland coastline - primed for modernisation and featuring an integral garage!

Entrance Hall

Double glazed front door. Double glazed window to front. Laminate wood effect flooring. Under stairs cupboard. Radiator.

Ground Floor Wc

Double glazed window to side. Tiled flooring, Wc and wash hand basin. Consumer unit. Radiator.

Lounge

Double glazed window to front. Carpet flooring, Decorative ceramic hearth with gas fireplace. Radiator.

Dining Room

Double glazed sliding doors to conservatory. Carpet flooring. Radiator.

Kitchen

Double glazed window to rear. Tiled flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven. Separate induction hob. Integrated dishwasher. Cooker hood. Radiator.

Utility Room

Double glazed door leading to garden, Double glazed window to rear. Tiled flooring. Sink and drainer. Plumbing for washing machine. Gas fired central heating boiler. Radiator.

Conservatory

Double glazed door to garden. Double glazed windows surrounding. Twin wall polycarbonate roof, Vinyl flooring. Electric ceiling fan.

Landing

Access to all bedrooms and bathroom. Carpeted stairs and landing. Airing cupboard with hot water tank. Radiator.

Bedroom One

Double glazed window to front. Access to ensuite. Loft access. Carpet flooring. Integrated dressing room. Radiator.

Ensuite

Double glazed window to side. Tiled flooring. Walk-in shower cubicle. Wc and wash hand basin with built in cupboards. Towel radiator.

Bedroom Two

Double glazed window to rear. Carpet flooring. Built in storage cupboard, Radiator.

Bedroom Three

Double glazed windows to front and side. Laminate wood effect flooring. Built in storage cupboard. Radiator.

Bedroom Four

Double glazed window to rear. Carpet flooring. Radiator.

Bathroom

Double glazed window to rear. Tiled flooring. Bathtub. Walk-in shower cubicle. Wc and wash hand basin with fitted cupboards. Towel radiator.

Front Garden

Driveway to front with grass plot.

Rear Garden

Laid patio tiles leading to grass plot. Mix of brick wall and fence surrounding. Outside tap. South-east facing.

Garage

Double glazed door to side. Electric door. Loft



access. Potential to be converted into additional room. Overhead cupboards.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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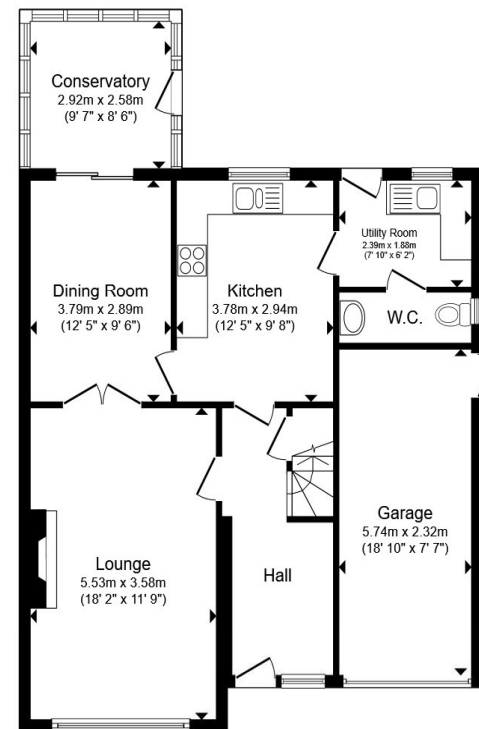
- Quiet cul-de-sac location just minutes from Kessingland beach
- Four-bedroom detached home with three double rooms
- Spacious lounge flowing into dining area and conservatory
- Kitchen with integrated appliances plus separate utility room
- Principal bedroom with dressing room and ensuite shower room

Tenure: Freehold EPC Rating: C

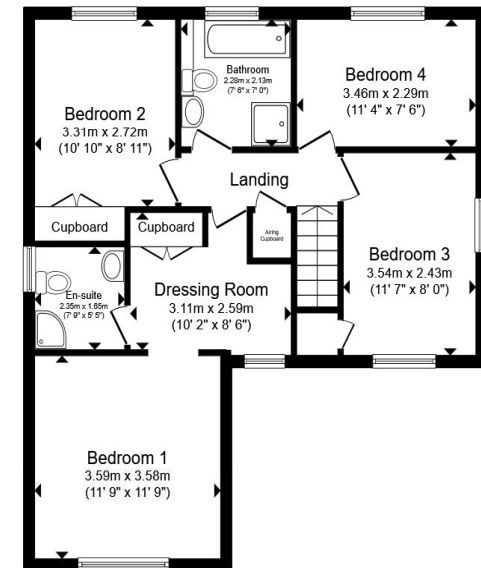
Council Tax Band: D

offers in excess of

£350,000



Ground Floor



First Floor

Total floor area 147.8 m² (1,590 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:
LOW109895 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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