



**Claydon Drive, Lowestoft NR32 3DY**

**welcome to**

## **Claydon Drive, Lowestoft**

William H Brown are thrilled to present this spacious two bedroom bungalow on Claydon Drive. The property sits on a spacious plot, with spacious front and rear garden, as well as a driveway and garage to side.

### **Entrance Porch**

Double glazed windows to side and front aspect, double glazed door to front, laminate wood effect flooring.

### **Entrance Hall**

Access to lounge, bedrooms, shower room and kitchen, airing cupboard, radiator, loft hatch, laminate wood effect flooring.

### **Lounge**

25' 2" x 11' 10" Max ( 7.67m x 3.61m Max )  
x2 Double glazed windows to front aspect, radiator, telephone point, TV point, laminate wood effect flooring.

### **Kitchen / Diner**

18' 6" x 9' 4" ( 5.64m x 2.84m )  
Fitted with wall and base units, worksurfaces, sink and draining board, integrated oven and gas hob, overhead extractor fan, space for fridge/freezer / washing machine and tumble dryer, TV point, part wall tiling, laminate wood effect flooring, x2 double glazed windows to rear, door to rear giving access to garden.

### **Shower Room**

Double glazed window to rear aspect, shower cubicle, wash hand basin, W.C, heated towel rail, tiled walls, vinyl flooring.

### **Bedroom 2**

9' 9" x 9' 4" ( 2.97m x 2.84m )  
Double glazed window to rear aspect, radiator, TV point, laminate wood effect flooring.

### **Bedroom 1**

13' 9" x 10' 9" ( 4.19m x 3.28m )  
Double glazed sliding doors to conservatory, TV

point, radiator, laminate wood effect flooring.

### **Conservatory**

15' 5" x 9' 2" ( 4.70m x 2.79m )  
Double glazed windows to side and rear aspect, TV points, door to garden, tiled flooring.

### **Front Garden**

Concrete driveway to side, path leading to front door with shingle to both sides. Brick wall to the front with a side gate.

### **Rear Garden**

Fully enclosed low maintenance garden with landscaped to side and tiled patio throughout.

### **Brick Built Garage**

Up and over door.





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## Claydon Drive, Lowestoft

- 2 BEDROOMS
- DETACHED BUNGALOW
- SPACIOUS ROOMS THROUGHOUT
- LOW MAINTENANCE GARDEN
- POPULAR LOCATION

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

offers in the region of  
**£235,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
LOW106869 - 0020

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