



Lilac Drive,LOWESTOFT NR32 2SS

welcome to

Lilac Drive, LOWESTOFT

William H Brown are delighted to present this spacious CHAIN FREE Three Bedroom family home on Lilac Drive. The property has been decorated throughout, offering superb reception rooms as well as excellent bedroom sizes, and in close proximity to a variety of nearby amenities, ideal for families!

Entrance Hall

Double glazed front door. Carpet flooring. 2x Built in understairs storage cupboards.

Lounge

12' 7" x 12' 1" Max (3.84m x 3.68m Max)
Double glazed window to rear. Access to kitchen.
Carpet flooring. Power points.

Dining Room

11' 11" x 9' 1" (3.63m x 2.77m)
Double glazed window to front. Archway to kitchen.
Carpet flooring. Radiator. Power points.

Kitchen

11' x 6' 5" (3.35m x 1.96m)
Double glazed window to rear. Access to garden.
Tile effect flooring. Spotlights. Fitted units and worktops. Sink and drainer unit. Plumbing for washing machine. Space for double gas oven. Space for american fridge freezer. Power points.

Landing

Access to bedrooms 1-3, and shower room. Loft hatch. Carpet stairs and landing. Built in airing cupboard.

Bedroom One

12' 11" x 10' 1" (3.94m x 3.07m)
Carpet flooring. Double glazed window to front.
Radiator. Power points. Double bedroom.

Bedroom Two

12' 10" x 11' (3.91m x 3.35m)
Double glazed window to rear. Carpet flooring.
Radiator. Power points. Double bedroom.

Bedroom Three

10' 8" Max x 6' 7" Max (3.25m Max x 2.01m Max)

Double glazed window to front. Carpet flooring.
Built in wardrobe space. Radiator. Power points.

Shower Room

2x Double glazed windows to rear. Lino wood effect flooring. Wc and wash hand basin with vanity unit. Walk-in shower cubicle with rainfall shower head. Towel radiator. Extractor fan. Spotlights.

Front Garden

Pathway to front door with grass to front and side. Fencing to side.

Rear Garden

Patio leading to grass with two brick built sheds to side. Fully enclosed by fencing.





view this property online williamhbrown.co.uk/Property/LOW109694



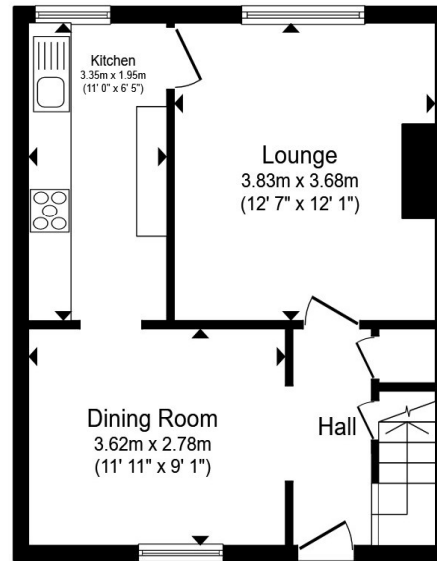
welcome to

Lilac Drive, LOWESTOFT

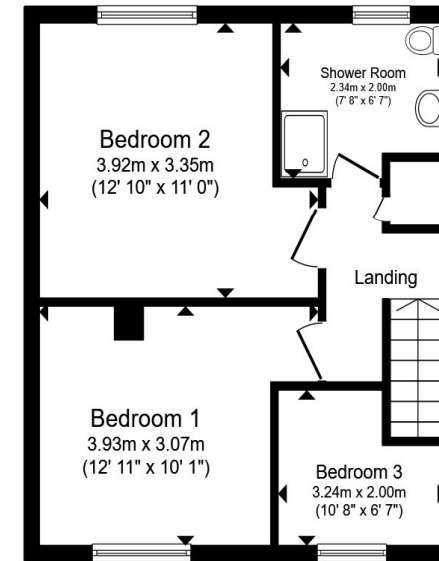
- THREE BEDROOMS
- IDEAL FAMILY HOME
- CLOSE TO SCHOOLS AND SHOPS
- NEWLY DECORATED
- SPACIOUS REAR GARDEN

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

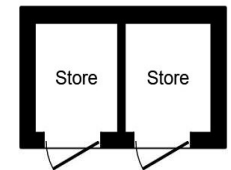
£215,000



Ground Floor



First Floor



Outbuilding

Total floor area 80.4 m² (865 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



view this property online williamhbrown.co.uk/Property/LOW109694



Property Ref:
LOW109694 - 0003

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.

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