



Birds Lane, Lowestoft NR33 0NP

welcome to

Birds Lane, Lowestoft

*EXTENDED FAMILY HOME** William H Brown are delighted to present this EXTENDED Three bedroom house on Birds Lane. This property boasts living space, with ample reception room sizes, creating the perfect home for families. This property is a must see!

Entrance Porch

Front Door to entrance hall. Windows to front and side.

Entrance Hall

Access to ground floor WC, lounge/dining room, kitchen, and stairs to first floor. Wood effect flooring. Vertical radiator.

Ground Floor Wc

Double glazed porthole window to side. Wood effect flooring. Wc and wash hand basin.

Lounge/Dining Room

23' 5" x 11' 8" (7.14m x 3.56m)
Double glazed windows to front and side. Double glazed porthole window to side. Wood effect flooring. Radiator. Power points.

Kitchen

20' 2" x 14' 1" (6.15m x 4.29m)
Double glazed window to rear. Wood effect flooring. Fitted units and worktops. Sink and drainer. Integrated eye level oven and grill. Space for double electric oven. Overhead extractor fan. Space for dishwasher and washing machine. Vertical radiator. Fitted breakfast bar. Space for american fridge freezer. Ceiling spotlights. Power points.

Utility Room

Double glazed window to side. Fitted units.

Sun Room

13' 11" x 9' 8" (4.24m x 2.95m)
Double glazed door to rear. Double glazed windows to rear and side. 2x Skylight. Wood effect flooring. Panel radiator. Power points.

Landing

Access to bedrooms one, two and three, and bathroom. Carpeted stairs and landing. Glass banister. Built in storage cupboard. Panel radiator.

Bedroom One

14' 7" x 11' 5" (4.45m x 3.48m)
Double glazed windows to rear and side. Carpet flooring. Built in storage cupboard. Panel radiator. Power points. Double bedroom.

Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m)
Double glazed window to front. Carpet flooring and stairs to second floor. Panel radiator. Power points. Double bedroom.

Bedroom Three

17' 5" x 7' 8" (5.31m x 2.34m)
Double glazed windows to front and rear. Carpet flooring. Vertical radiator. Power points. Double bedroom. Skylights.

Bathroom

Double glazed window to side. Tiled flooring and part tiled walls. Bathtub with overhead shower unit and mixer taps. Glass shower screen. Wc and wash hand basin. Vertical panel radiator.

Loft Room

11' 8" x 11' 8" (3.56m x 3.56m)
Double glazed velux window. Carpet flooring. Built in eaves storage. Spotlights. Panel radiator. Power points.

Front Garden

Brick wall surround. Mix of stone and brick driveway with ample parking space leading to rear access gate.





Rear Garden

Mix of stone and brick patio with stone path leading to garage. Mostly laid to lawn with a mix of shrubbery, brick wall, and fence surrounding.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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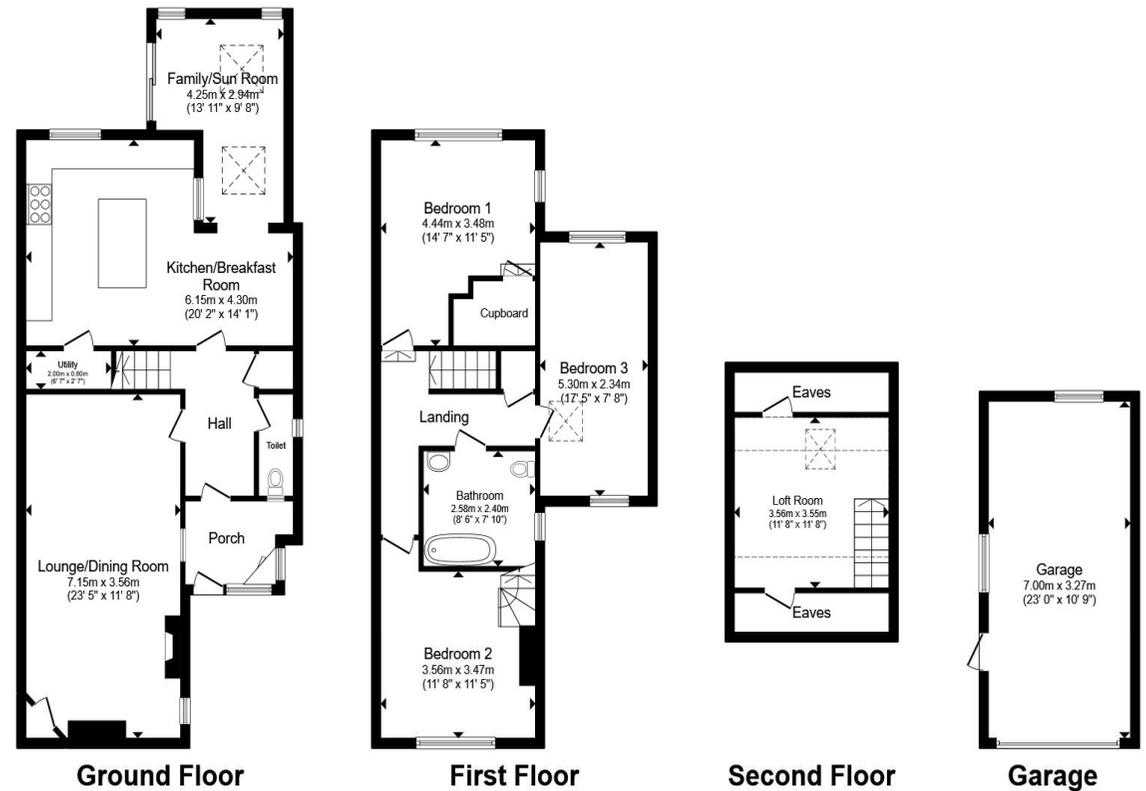
welcome to

Birds Lane, Lowestoft

- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- POPULAR LOCATION CLOSE TO AMENITIES
- SPACIOUS ROOMS THROUGHOUT
- EXTENDED TO REAR

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

offers in excess of
£325,000



Total floor area 169.1 m² (1,821 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:
LOW109621 - 0007

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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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