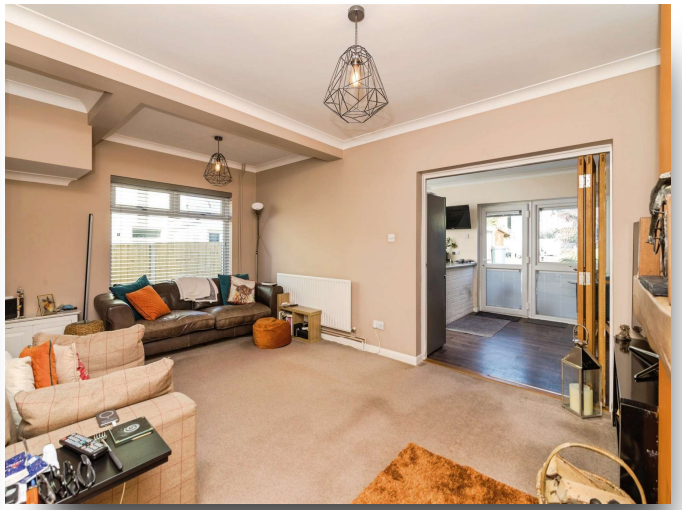
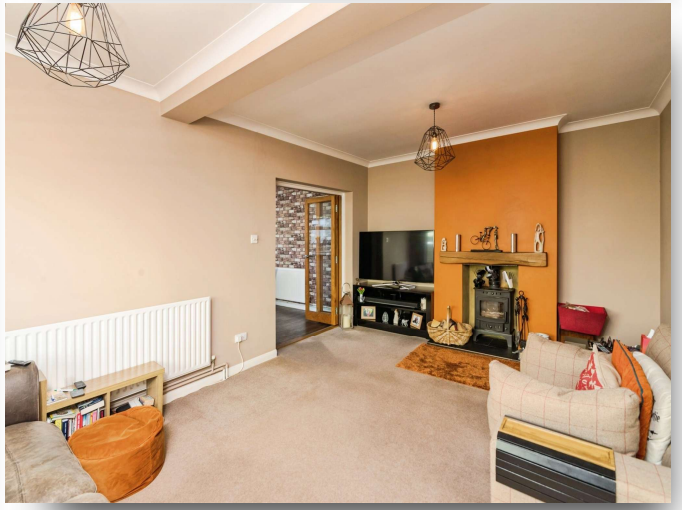






Higher Drive,Lowestoft NR32 3DB

william h brown

welcome to

Higher Drive, Lowestoft

Positioned along the popular Higher Drive, this 3 bedroom semi-detached property offers comfortable village living with convenient access to a range of local amenities. Inside, offers two double bedrooms and an expansive downstairs living area alongside an excellent tiered, private rear garden!

Entrance Hall
Double glazed front door. Double glazed window to side. Access to reception room, lounge, and first floor. Carpet flooring. Understairs storage. Radiator. Power points.

Reception Room
11' 8" x 11' 4" (3.56m x 3.45m)
Double glazed bay window to front. Carpet flooring. Electric fireplace heater. Radiator. Power points.

Lounge
17' 7" x 11' 11" (5.36m x 3.63m)
Double glazed window to side. Access to kitchen/diner. Carpet flooring. Log burner. Consumer unit. Radiator. Power points.

Kitchen/ Dining Room
17' 2" x 12' 3" (5.23m x 3.73m)
Double glazed door to rear garden. Double glazed windows to side and rear. Wood tile flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven/ grill. Gas hobs and extractor fan. Plumbing for washing machine and dishwasher. Space for fridge freezer. Radiator. Power points. Spotlights.

Landing
Double glazed window to side. Access to all bedrooms and bathroom. Loft access. Carpet flooring. Power points.

Bedroom One
11' 10" x 10' 6" (3.61m x 3.20m)
Double glazed bay window to front. Carpet flooring. Radiator. Power points.

Bedroom Two
11' 11" x 9' 7" (3.63m x 2.92m)
Double glazed window to rear. Carpet flooring. Integrated wardrobes with sliding doors. Radiator. Power points.

Bedroom Three/ Office
21' 3" x 6' 3" (6.48m x 1.91m)
Double glazed windows to rear and side. Carpet flooring. Integrated storage cupboard. Radiator. Power points.

Bathroom
Double glazed window to front. Wood tile flooring with underfloor heating. Bathtub with shower unit. Wc. Wash hand basin with vanity unit. Gas heated towel radiator.

Front Garden
Brickweave driveway leading to front door and side access gate. Fence surrounding.

Rear Garden
Patio tiles leading to grass plot. Tiered garden leading to summerhouse at rear. Assorted topiary. Fence surrounding. Access to garden via side access gate. Outside tap.

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.









view this property online williamhbrown.co.uk/Property/LOW109809

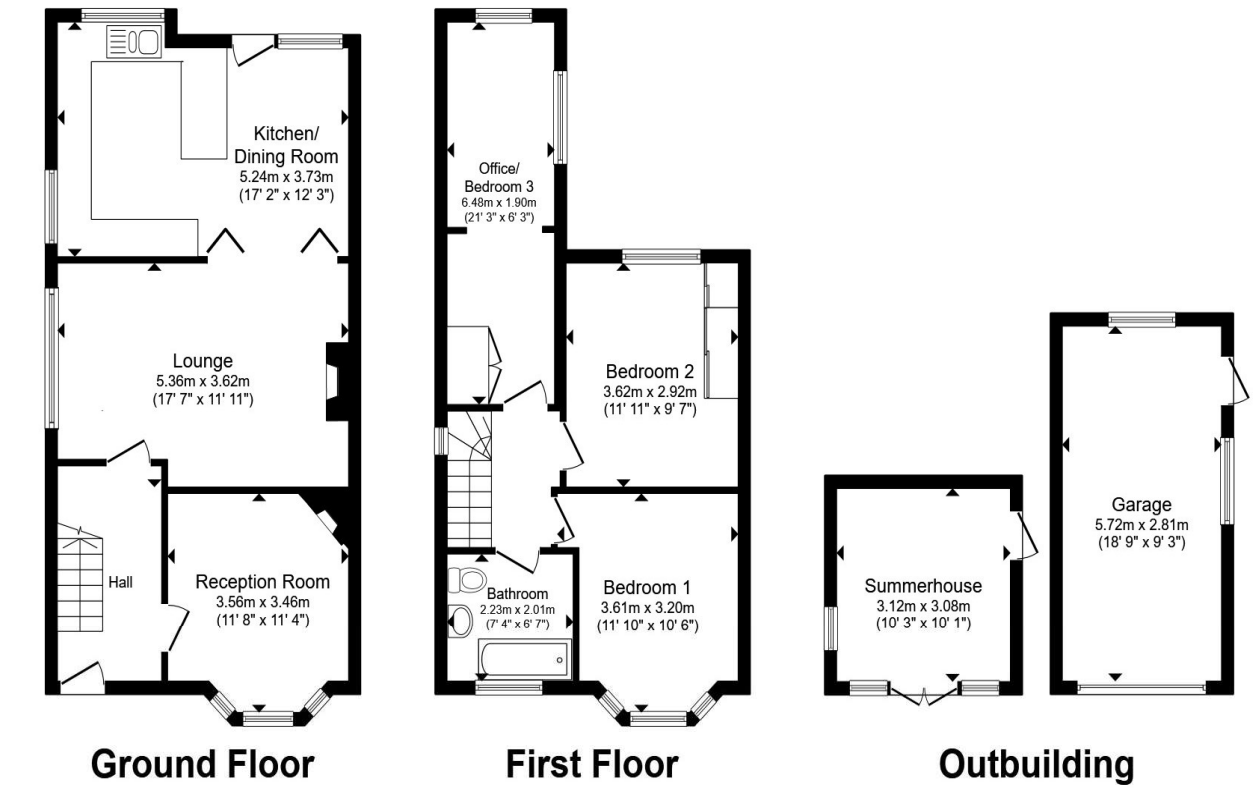
welcome to

Higher Drive, Lowestoft

- HIGHLY DESIRABLE OULTON LOCATION
- TWO DOUBLE BEDROOMS
- EXPANSIVE DOWNSTAIRS LVING AREA
- LOUNGE WITH FEATURE WOOD BURNER
- FIRST-FLOOR FAMILY BATHROOM

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

£290,000



Total floor area 122.7 m² (1,321 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

william h brown

view this property online williamhbrown.co.uk/Property/LOW109809

The Property Ombudsman

Property Ref:
LOW109809 - 0005

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

01502 585998

Lowestoft@williamhbrown.co.uk

138 London Road North, LOWESTOFT, Suffolk, NR32 1HB

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.