



Kingfisher Court, Lowestoft NR33 8PJ

welcome to

Kingfisher Court, Lowestoft

William H Brown are delighted to present this THREE Bedroom DETACHED Bungalow located on Kingfisher Court, offered with NO ONWARDS CHAIN. The home is located in a highly desirable Oulton Broad location; with easy access to nearby amenities as well as the stunning Oulton Broad too.



William H Brown are delighted to present this THREE Bedroom DETACHED Bungalow located on Kingfisher Court, offered with NO ONWARDS CHAIN. The home is located in a highly desirable Oulton Broad location; with easy access to nearby amenities as well as the stunning Oulton Broads- being only a short journey away and a draw for all ages. The home itself is located on a Corner Plot with a wrap-around garden. To the front of the Bungalow is a brickweave driveway and access to the Integral Garage. There is plenty of Reception space - with immediately entering a spacious Sun Room with access through to the Lounge. A Modern kitchen is fitted with wall and base units to make the most of space - with featuring an integrated Gas Hob/Cooker with plumbing yet for Washing machine and dishwasher. There are Three spacious bedrooms, two of which are doubles - with a nearby shower room, featuring a spacious walk in shower - ideal for busy modern day living. There is an additional Conservatory leading out to the Rear Garden - this consists of; Patio area, Barbecue, Built in Bespoke Pizza Oven and a Mixture of palm trees, plant and shrubbery, hedge surround for privacy and a Purpose built Shepherds Hut Seating area. With plenty on offer - viewings come highly recommended - call us on 01502 585998 TODAY!

Accommodation

Ground Floor - Bungalow

Entrance/Sun Room

12' 5" x 16' 11" (3.78m x 5.16m)

Lounge

21' 10" Max x 13' 7" Max (6.65m Max x 4.14m Max)

Kitchen

8' 4" x 6' 9" (2.54m x 2.06m)

Conservatory

12' 9" x 8' 7" (3.89m x 2.62m)

Bedroom 1

11' 3" x 13' 4" Max (3.43m x 4.06m Max)

Bedroom 2

8' 11" x 9' 11" Max (2.72m x 3.02m Max)

Shower Room

Bedroom 3

6' 10" x 8' 5" (2.08m x 2.57m)

Outside

Front Garden

Rear Garden



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welcome to

Kingfisher Court, Lowestoft

- Three Bedroom DETACHED Bungalow
- Located on a Substantial Corner Plot with a Wrap Around Garden
- ** Offered Chain Free **
- Separate Sun Room and Conservatory
- Driveway to Front Leading to Integral Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW109060 - 0013

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.



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