



**Dell Road, Lowestoft NR33 9NT**

**welcome to**

**Dell Road,Lowestoft**

William H Brown are excited to present this beautifully presented and modern FOUR bedroom Family Home on Dell Road. The property boasts plenty with Modern Kitchen/Diner, Two Bedrooms with Shower Room En Suites, Utility, Laundry space, Spacious driveway and landscaped Rear Garden.



## **Accommodation**

### **Ground Floor**

#### **Entrance Porch**

Double glazed window to Side aspect, Access to Entrance Hall, Storage Cupboard, LVT flooring.

#### **Entrance Hall**

Access to Kitchen, Downstairs WC, Lounge, Carpeted stairs leading to First floor landing, Space under the stairs for freestanding furniture (storage or seating), Radiator, LVT flooring.

#### **Downstairs Wc**

Fitted WC and Wash hand basin with oak shelving, LVT flooring.

#### **Kitchen/Diner**

11' 10" x 21' 8" ( 3.61m x 6.60m )

Double glazed window to Front and Side aspects, Open Plan Kitchen/Dining Space, Fitted Modern Kitchen consisting of Wall and Base units with Work surfaces (Corian), Sink, Radiator, Power points, System boiler, Integrated Induction Hob with overhead Extractor Fan,, Integral Double Oven, Space for American Style Fridge Freezer, Integrated Dishwasher, Spotlights, Fitted seating area, Space for small sofa, LVT Flooring.

#### **Lounge**

20' 2" x 13' 8" ( 6.15m x 4.17m )

Double glazed window to Side aspect, Double doors leading to Garden, Two radiators, Access to Utility Room, TV and Power points, LVT flooring.

#### **Utility Room**

7' 6" x 10' 7" ( 2.29m x 3.23m )

Double glazed window to Rear aspect, Double glazed Skylight, Door leading to Garden, Fitted unit with Wooden work surfaces, Storage cupboard, Space for Washing machine and tumble dryer, Power points, Radiator, Laminate wood effect flooring.

## **First Floor**

### **Landing**

Double glazed window to Side aspect, Access to Bedroom 1, Upstairs utility room and Bathroom, Spotlights, Carpet flooring.

### **Bedroom 1**

15' 8" x 13' 5" ( 4.78m x 4.09m )

Double glazed windows to Side and Rear aspect, Radiator, TV and Power points, Spotlights, Laminate wood effect flooring.

### **En Suite**

Double glazed window to Rear aspect, Fully tiled walls, WC, Wash hand basin, Spotlights, Extractor Fan, Walk in Shower Cubicle with Glass Screen, Overhead Rainfall Shower and Hand held Shower attachment, Radiator, Tiled flooring.

### **Bedroom 3**

12' 9" x 11' 10" ( 3.89m x 3.61m )

Double glazed windows to Front and Rear aspect, Spotlights, Power points, Laminate wooden flooring.

### **Family Bathroom**

Partially tiled walls, WC, Wash hand basin with underneath storage, Large bath with Mixer taps and Shower attachment, Radiator, Shelving, Extractor Fan, Tiled flooring.

### **Laundry Room**

Fitted Wall and Base units with Work surfaces, Spotlights, Space for Washing machine, Water tank for boiler, Laminate wood effect flooring.

## **Second Floor**

### **Bedroom 2**

15' 9" x 10' 8" ( 4.80m x 3.25m )

Double glazed window to Front aspect, Two Skylights to Side, Access to En Suite, Storage cupboard, Eaves storage, Radiator, Power points, Spotlights, Laminate wood effect flooring.

## **En Suite**

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin with underneath storage, Walk in Shower cubicle with glass sliding door, Overhead Rainfall shower head and additional hand held shower attachment, Radiator, Spotlights, Tiled flooring.

### **Bedroom 4**

9' 5" x 14' 1" ( 2.87m x 4.29m )

Double glazed window to Front aspect, Eaves storage, Radiator, Power points, Spotlights, Laminate wood effect flooring.

## **Outside**

### **Front Garden**

Dropped kerb leading to imprinted concrete driveway with gravel and fenced surround, Access to Front door and Side access gate.

### **Rear Garden**

Accessible by either the Lounge, Utility Room or Side gate from Front garden, Patio area with Porcelain tiles, Steps leading up to Large laid lawn with additional steps leading up to two sheds, Wooden fenced surround creating privacy.

### **Agents Note**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a relative of a staff member of the Connells Group".



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## Dell Road, Lowestoft

- Four Bedroom Semi-Detached Home, With L Spanning Three Storeys
- Spacious Driveway for Multiple Vehicles
- Modern and Sleek Kitchen/Diner
- Spacious Lounge
- Two Bedrooms with Shower Room En Suites
- Impressive Family Bathroom
- Separate Utility Room and Laundry Room
- Well Decorated and Modern Throughout

Tenure: Freehold EPC Rating: C



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 buyer must rely upon his own inspection(s). Powered by www.floorplan.com

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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