



Rubens Walk, Lowestoft NR32 4LR

welcome to

Rubens Walk, Lowestoft

Beautifully presented and deceptively spacious CHAIN-FREE bungalow in a highly sought-after Lowestoft location, boasting a versatile layout with generous living space, conservatory, private garden, and garage, all enhanced with gas central heating, and double glazing throughout!

Entrance Porch

Double glazed window to front aspect. Access to lounge. Carpet flooring. Consumer unit. Radiator. Power points.

Lounge

16' 10" x 12' (5.13m x 3.66m)

Double glazed window to front. Access to kitchen and hall. Carpet flooring. Electric fireplace. Radiator. Power points.

Kitchen

12' 1" x 7' 8" (3.68m x 2.34m)

Double glazed windows to front and rear. Door leading to porch. Carpet flooring. Fitted units with work surfaces. Overhead storage units. Sink and drainer. Space for fridge freezer. Space for washing machine. Electric cooker and extractor fan. Power points.

Porch

Double glazed door leading to front and rear gardens. Corrugated plastic roof. Carpet flooring.

Hall

Access to bedrooms one and two, dining room and bathroom. Carpet flooring. Built in storage cupboard.

Dining Room

11' 10" x 6' 10" (3.61m x 2.08m)

Access to conservatory. Loft hatch. Carpet flooring. Radiator. Power points.

Conservatory

10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed door to side leading to rear garden. Double glazed windows surrounding. Laminate flooring. Radiator. Power points.

Bedroom One

14' 10" x 8' 11" (4.52m x 2.72m)

Double glazed window to rear. Carpet flooring. Fitted storage units. Integrated wardrobe. Radiator. Power points.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed window to rear. Carpet flooring. Radiator. Power points.

Bathroom

Double glazed window to side. Tiled flooring and walls. Wc. Wash basin. Bathtub with shower head. Radiator.

Front Garden

Grass plot with ramp leading to front door.

Rear Garden

Patio tiles leading to grass plot. Large oak tree. Wooden shed. Fence surrounding. Side gate leading to garage.

Garage

17' 5" x 7' 10" (5.31m x 2.39m)





view this property online williamhbrown.co.uk/Property/LOW109725



welcome to

Rubens Walk, Lowestoft

- WELL-CONNECTED INTERNAL LAYOUT
- CHAIN FREE SALE
- SEPERATE DINING ROOM WITH POTENTIAL FOR THIRD BEDROOM
- CONSERVATORY OVER LOOKING REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£250,000



Floor Plan

Garage

Total floor area 95.1 m² (1,023 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/LOW109725



Property Ref:
LOW109725 - 0002

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