



Old Hall Cottages Flixton Road, Flixton Lowestoft NR32 5PD

welcome to

Old Hall Cottages Flixton Road, Flixton Lowestoft

William H Brown are delighted to present this Three Bedroom Cottage. Situated in the charming village of Flixton, the property boasts space and size, both internally and externally, with a stunning extended kitchen/ diner the highlight. Please call to organise a viewing today!

Entrance Hall

Entrance hall leading to main reception rooms in property.

Front Garden

Landscaped wrap around front garden with mixture of stone and patio. Privacy hedge to front and fencing to side. Brickweave driveway to side leading to garage. Additional stone parking bay to side.

Rear Garden

Large rear garden with patio leading to grass. Mixture of fencing and shrubbery surrounding with fields to rear. Games room and two timber lodges to rear.

Lounge

Laminate wood effect flooring. Two double glazed windows to side. Traditional window to front. Feature fireplace with log burner.

Family/ Sitting Room

Parquet flooring. Radiator. Traditional window to front. Power points. Open plan with kitchen/ dining room.

Kitchen/ Dinning Room

Parquet flooring. Modern fitted units and worktops. Standalone kitchen island with breakfast bar. Double glazed window to rear. Butler sink. Integrated eye level oven and grill. Integrated 50/50 fridge/freezer.

Rear Porch

Rear porch. Door leading to rear garden. Door to shower room.

Shower Room

Part tiled walls. Double glazed window to rear. WC and Wash hand basin. Shower cubicle. Extractor fan.

Bathroom

Full tiled walls. Double glazed window to rear. WC and wash hand basin. Bath tub with mixer taps. Radiator.

Bedroom One

Laminate wood effect flooring. Traditional windows to front and side. Radiator. Double bedroom. Power points.

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.





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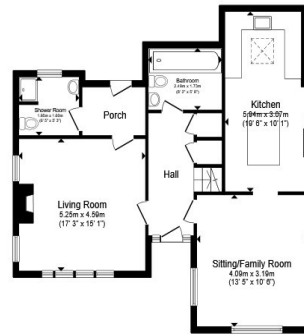
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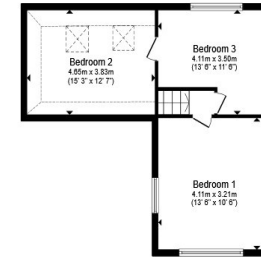
- THREE BEDROOM COTTAGE
- EXTENDED KITCHEN/ DINER
- LARGE PLOT WITH FRONT AND REAR GARDEN
- CHARMING DECORATION THROUGHOUT
- VILLAGE LOCATION

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

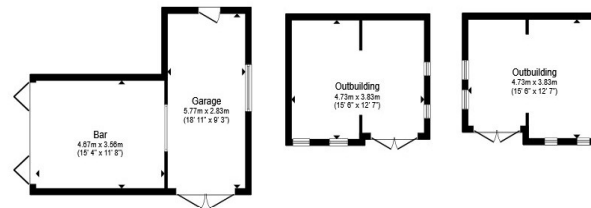
offers over
£375,000



Ground Floor



First Floor



Outbuilding

Total floor area 199.3 m² (2,145 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:
LOW109616 - 0011

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.

william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk