

HARDIMANS



159 The Avenue
Pakefield, Lowestoft, NR33 7LJ
£245,000



**159 The Avenue, Pakefield,
Lowestoft, Suffolk, NR33 7LJ**

CHAIN FREE AND TUCKED AWAY.
This delightful cottage style bungalow is quietly situated and set well back from the road, so much so that you wouldn't know it was there. The property also has lovely size gardens where you can sit out and enjoy the peace and quiet, and there is also ample off road parking.

The bungalow is presented in immaculate condition having a well fitted kitchen to include the hob and oven, and a recently refitted shower room. The lounge has patio doors which pleasantly overlook the gardens. The property is extremely **ECONOMIC** to run, having external and extra loft insulation. in addition the gas boiler is approx. 3 years old and is regularly serviced.

This is a **UNIQUE** property that simply **MUST** be viewed to be fully appreciated.

UPVC double glazed door to:-

ENTRANCE HALL

built-in cupboard housing a Baxi gas combination boiler.

RE-FITTED SHOWER ROOM

with a double walk-in shower cubicle with a thermostatic shower unit, attractive pvc shower boarding, pedestal washbasin, low level wc, radiator, upvc opaque glazed window.





KITCHEN

fitted in a range of cherry wood effect fronted units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, 4 burner gas hob, concealed extractor in ornamental canopy, double oven/grill, display cabinet and wall cupboards with under lighting, upvc double glazed window, electric fuse box, arched opening to:-

DINING ROOM

with radiator, upvc double glazed window, door to:-

BEDROOM 2

upvc double glazed window, radiator, access to roof void.

LOUNGE

with corner ornamental fireplace, modern upright style radiator, tv point, picture rail, bifold patio doors to rear garden.

MASTER BEDROOM

with upvc double glazing, radiator, feature cast iron fireplace, picture rail.



OUTSIDE

To the front, the property is approached by a long passageway which provides access to numbers 157 and 159 The Avenue. Note: 159 is set back from the main road. Gate and concrete pathways to the front is a paved and secluded patio area with timber garden store, water tap and lighting. To the side of the property is an extended pathway. To the rear, large attractive private gardens laid to lawn with established hedgerows and timber fencing, variety of ornamental trees and shrubs, paved patio, contoured pathway. Towards the end of the garden is a timber garden store and further seating area, gate and fencing concealing private concrete car standing with vehicular access via service road. Note: The rear gardens enjoy a rear Westerly aspect.

COUNCIL TAX BAND

B

DIRECTIONS

Part of the appeal for this property is the fact that it is tucked away and most people wouldn't know it was there. Therefore the property can be found with pedestrian access from 'The Avenue' with a pathway located between No.s 157 & 161 The Avenue. Please note the property does have vehicular access to the rear from Blackheath Road.

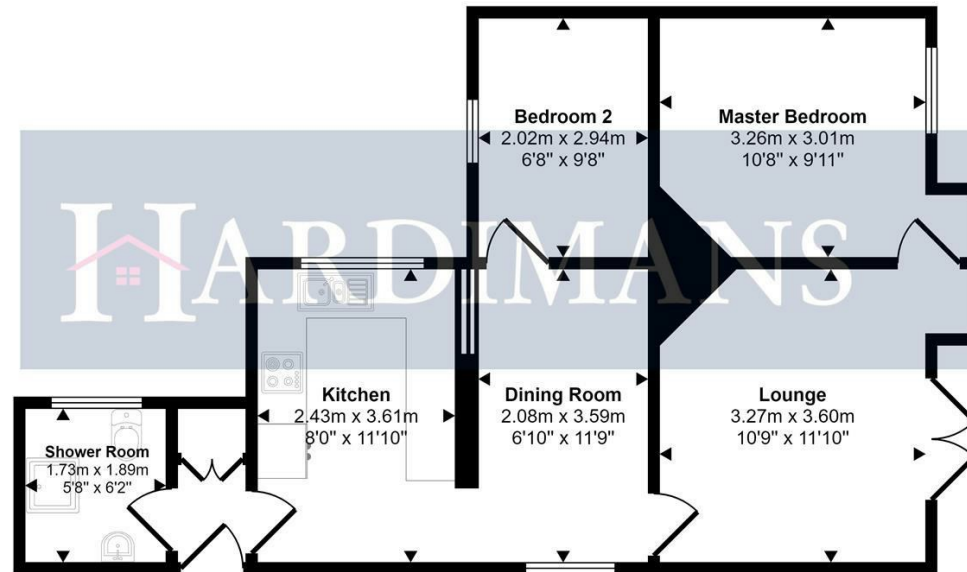






Floor Plan

Approx Gross Internal Area
53 sq m / 570 sq ft



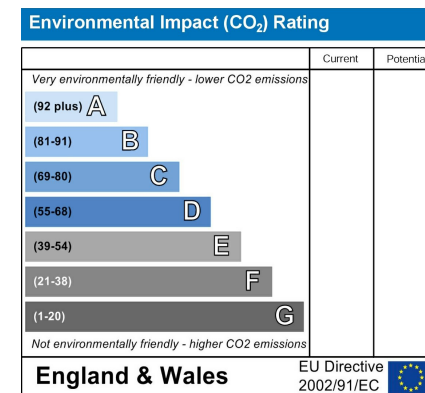
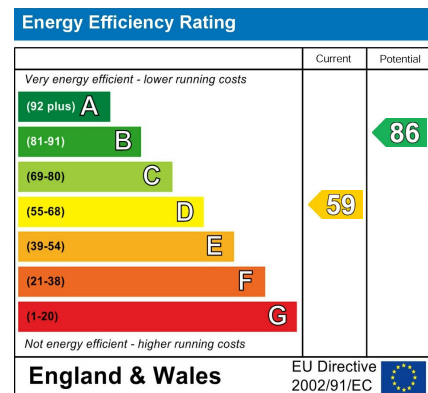
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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