



Bycroft Estate Agents



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

12 Pickwick Drive
Blundeston, Lowestoft, NR32 5BX

£290,000 Freehold
EPC Rating C

Bycroft Estate Agents are delighted to present this beautifully presented and recently updated three bedroom semi-detached family house situated in this highly sought after village location of Blundeston close to shops and amenities. Accommodation comprises spacious entrance hall, cloakroom, lounge, kitchen/diner, first floor landing, three bedrooms, family bathroom, front and rear gardens, rear driveway with space for two vehicles, double glazing and gas central heating.

SPACIOUS ENTRANCE HALL

entrance door; stairs to first floor; front and side windows; radiator; understairs storage cupboard.

CLOAKROOM

wc; vanity unit comprising wash hand basin with mixer tap and storage cupboard; frosted window; radiator.

LOUNGE

15' 7" x 10' 4" (4.75m x 3.15m) window to front aspect; radiator.

KITCHEN / DINER

17' 7" x 8' 9" (5.36m x 2.67m) recently fitted with l-shaped worktop with a range of base cupboards and drawers; integrated slimline dishwasher; space and plumbing for washing machine; space for tumble dryer; butler sink with mixer tap; four ring Zanussi induction hob with light and extractor; range of wall units; further bank of units including integrated fridge freezer and built in eye level Zanussi oven and grill; modern upright radiator; windows to side and rear aspects; door out to rear.

FIRST FLOOR LANDING

window to front aspect; radiator; airing cupboard.

BEDROOM 1

11' 6" x 10' 7" (3.51m x 3.23m) plus a range of built in wardrobes with sliding doors; window to rear aspect enjoying field views; radiator.

BEDROOM 2

11' 5" max x 10' 6" (3.48m x 3.2m) including built in double wardrobe with sliding doors; window to front aspect; radiator.

BEDROOM 3

7' 10" x 6' 3" (2.39m x 1.91m) windows to front and side aspects; radiator.

BATHROOM

bath with mixer tap, shower screen and mains shower fittings with two showerheads; vanity unit comprising wash hand basin with mixer tap, wc with concealed push button cistern and storage cupboard; frosted window; chrome heated towel rail; extractor fan.

OUTSIDE

To the front of the property there is lawned areas with pathway to the front door. To the rear there is an enclosed, walled, garden with lawn, pathway to shed and rear gate providing pedestrian access and a rear driveway with space for two cars standing.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 664000.

COUNCIL TAX

This property is currently listed as Band B.

