



62 Witney Green

Pakefield, Lowestoft, NR33 7AP

Asking Price £270,000



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## 62 Witney Green

Pakefield, Lowestoft, NR33 7AP

Aldreds are delighted to offer this 2 bedroomed detached bungalow which has been refurbished to a very high standard throughout and situated in this very desirable Pakefield location being within a very short walk of Pakefield Seafront & Beach. This quality home has the benefits of brand new fitted floor coverings, newly fitted kitchen and bathroom, rewired, new heating and boiler. The property has been re plastered and re decorated to an excellent standard throughout. The accommodation includes an open plan lounge/dining/kitchen area which leads out to a Upvc conservatory, 2 double bedrooms and a family bathroom. The property has been refurbished with no expense spared and is quite simply in turn-key condition and ready to move in, an early viewing is strongly recommended to appreciate this quality home.

### L-Shaped Entrance Hall

Laminate flooring, flat plastered ceiling with inset spotlighting, loft access leading in to insulated loft space, full length walk in storage/cloak cupboard.

### Open Plan Kitchen/Lounge/Diner - Lounge Area

14'5" x 9'9" (4.4 x 2.99)

Laminate flooring, Upvc window, radiator, power points, T.V point, flat plastered ceiling with inset spot lighting.

### Open Plan Kitchen/Dining Area

10'2" x 10'11" (3.10 x 3.35)

Laminate flooring, brand new quality fitted kitchen, integral appliances including fridge/freezer, stainless steel electric oven with matching 4 burner ceramic hob, extraction cooker hood, extended timber work surfaces, tiled splash backs, plumbing and recess for washing machine, Upvc window, double composite sink with single drainer, flat plastered ceiling with inset spot lighting, power points, Upvc door leading to the conservatory.

### Conservatory

7'10" x 9'6" (2.4 x 2.9)

Laminate flooring, pitched poly carbonate roof, large aspect Upvc windows and Upvc doors leading to rear garden.





### Bathroom

Laminate flooring, new quality fitted bathroom suite comprising of a shower set over a p-shaped panel bath, vanity sink unit, low level W.C, full length heated towel rail, half tiled walls, flat plastered ceiling with inset spot lighting, Upvc window.

### Bedroom 1

10'0" x 13'3" (3.07 x 4.06)

Newly fitted carpet, flat plastered ceiling, large aspect Upvc window, radiator, power points, T.V point, double width walk in wardrobe.

### Bedroom 2

9'10" x 8'7" (3.01 x 2.62)

Newly fitted carpet, flat plastered ceiling, power points, radiator, Upvc window, T.V point.

### Tenure And Services

Freehold

Mains Electric Gas Drains And Water

Council Tax Band - C

### Outside To The Front

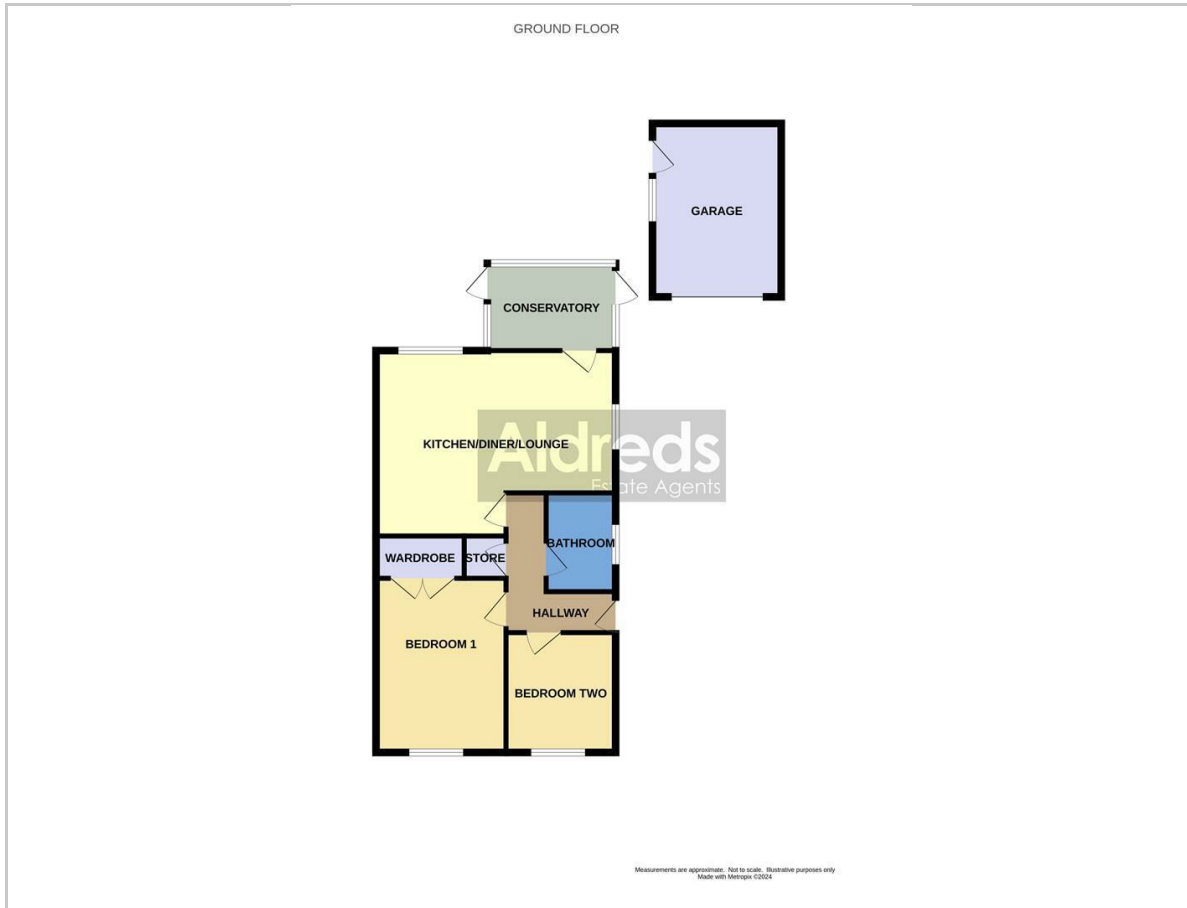
There is a well presented frontage which is laid to ornamental stone with a modern long driveway which leads to a detached garage, up and over door, power points and lighting.

### Outside To The Rear

There is a fully enclosed rear garden with a private side and rear aspect which is laid to patio stone with a range of raised flower and shrub borders all enclosed by timber fencing with side access leading to the front driveway.



## Floor Plan



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

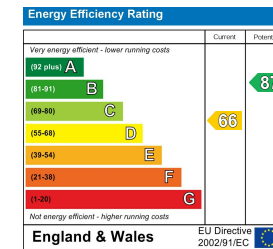
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## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA