

**Aldreds**  
Estate Agents



2 Walmer Road  
Pakefield, Lowestoft, NR33 7LA  
Offers Over £375,000





## 2 Walmer Road

Pakefield, Lowestoft, NR33 7LA

Aldreds are delighted to offer this outstanding 3 bedroomed detached bungalow situated in this very desirable Walmer Road location on the outer fringe of East Pakefield being within a very short walk of Pakefield beach and promenade. The current occupiers have improved the property to an outstanding standard including quality fixtures and fittings and floor coverings. The spacious accommodation includes a wide entrance porch which leads in to a wide impressive entrance hall, large lounge which leads in to the conservatory, modern fitted kitchen, quality fitted family bathroom, 3 double bedrooms, bedroom 2 with a large walk in en suite dressing room/study and the master bedroom has an impressive en suite shower room., To the outside of the property there is a private spacious lawned garden with brick built BBQ and purpose built games/entertainments room. There is also a large frontage with a wide driveway providing ample off road parking that leads to a double length garage. All in all a very impressive large detached bungalow situated brilliantly and an early viewing is strongly recommended.

### Wide Entrance Porch

Ceramic tiled flooring, sealed unit double glazed entrance door, wide opening leading to entrance hall.

### Entrance Hall

9'6" x 9'0" (2.9 x 2.75)

Laminate flooring, flat plastered & coved ceiling, full length double width storage cupboard/cloak cupboard, radiator.

### Kitchen

10'2" x 13'0" (3.11 x 3.98)

Ceramic tiled flooring, modern quality fitted kitchen with extended work surfaces, double stainless steel sink, recess for white goods including plumbing for washing machine, eye level double electric Neff oven, with four burner ceramic hob, modern vertical extraction cooker hood, glass splash back, power points, recess for american style fridge/freezer, large aspect Upvc window, Upvc door leading to rear garden, further door leading to the garden room.

### Garden Room/Conservatory

11'3" x 10'8" (3.45 x 3.26)

Ceramic tiled flooring, poly carbonate roof, large aspect Upvc windows, double patio doors leading to the rear garden, power points, T.V point.

### Lounge

17'5" x 11'11" (5.33 x 3.65)

Laminate flooring, flat plastered and coved ceiling, double aspect Upvc windows, power points, modern wall mounted living flame electric fire, radiator, T.V point, double patio doors leading in to the conservatory.

### Inner Hallway

Laminate flooring, flat plastered & coved ceiling, full length cloak cupboard, loft access leading to insulated loft space.







#### Bedroom 1

10'10" x 10'9" (3.32 x 3.30)

Fitted carpet, flat plastered & coved ceiling, Upvc window, radiator, power points.

#### En Suite Shower Room

Ceramic tiled flooring, double width fully tiled shower cubicle, vanity sink unit, low level W.C, full length heated towel rail, fully tiled walls, Upvc window.

#### Bedroom 2

10'9" x 10'10" (3.28 x 3.31)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, Upvc window, door leading to :-

#### Walk in Wardrobe/Office

6'0" x 11'7" (1.84 x 3.55)

Ceramic tiled flooring, flat plastered, Upvc window with hanging rails.

#### Bedroom 3

8'2" x 10'1" (2.49 x 3.09)

Fitted carpet, flat plastered & coved ceiling, power points, Upvc window, radiator, double full length fitted wardrobe.

#### Family Bathroom

Ceramic tiled flooring, free standing bath with a feature free standing hot and cold mixer tap, low level W.C, vanity sink unit, fully tiled walls, heated towel rail, Upvc window, full length fitted cupboard which houses the modern energy efficient combination boiler.

#### Tenure And Services

Freehold

Council Tax Band - D

Mains Gas Electric Water And Drains

#### Outside To The Rear

There is a fully enclosed lawned garden with quality fitted patio seating area, brick built BBQ, enclosed by high fencing, very private rear aspect, fruit trees, side path leading to front driveway.

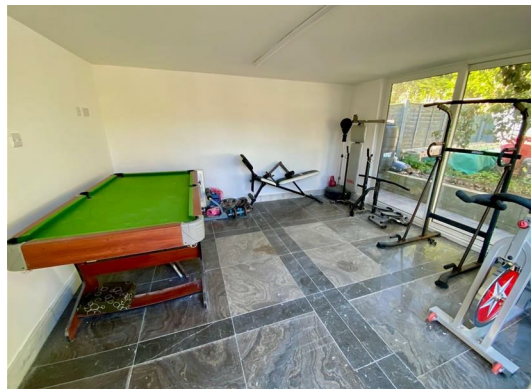
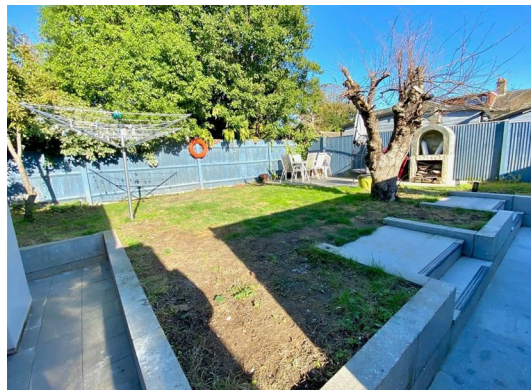
#### Games Room/Office/Gym

11'7" x 12'8" (3.54 x 3.88)

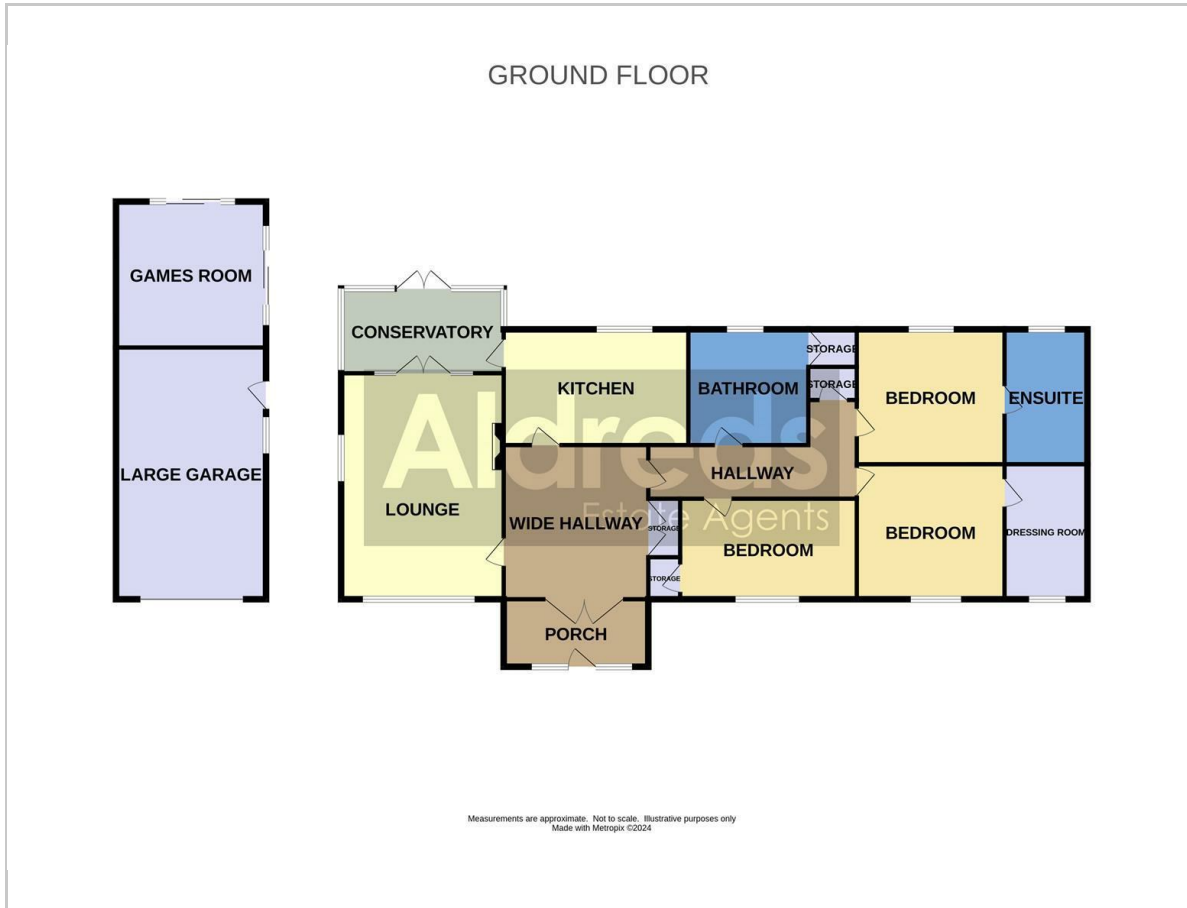
Ceramic tiled flooring, double aspect sliding patio doors, power points, T.V point, ideal room for outside entertainment room/bar/ gym/office or Games room.

#### Outside To The Front

There is a ample off road parking which all leads to an over size double length garage with power points and lighting.



## 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

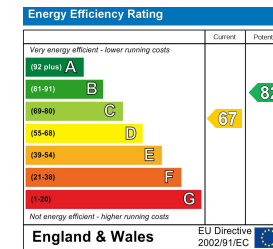
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## Area Map



## Energy Efficiency Graph



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