

**Aldreds**  
Estate Agents



56 Wilson Road

East Pakefield, Lowestoft, NR33 0JA

Asking Price £450,000



## 56 Wilson Road

East Pakefield, Lowestoft, NR33 0JA

Aldreds are delighted to offer this 4 bedroomed very well extended detached house situated in East Pakefield just 1 minutes walk from Pakefield beach and promenade. This stunning family home is presented to an immaculate standard throughout with quality fixtures and fittings and been twice extended to create amazing downstairs space with versatile accommodation including an entrance hall, ground floor shower room, beautiful open plan kitchen/breakfast room with separate utility room, spacious lounge with double doors leading in to a formal dining room, 2nd dining area/sitting room leading into the conservatory along with a ground floor bedroom. On the first floor there are 3 bedrooms and a family bathroom all leading off a central galleried landing. To the outside front there is a modern brickweave driveway providing ample off road parking for a variety of cars or leisure vehicles. To the rear there is a spacious private lawned garden with hard standing patio seating area. There are also the benefits of Upvc double glazing and modern gas fired central heating and a full range of solar panels with storage battery ( Approx £1500 annual cash return plus discounted electric bills ) Detached properties in this location seldom become available with all of Pakefield's amenities practically on your doorstep. Early viewing is strongly recommended.

### Entrance Porch

Ceramic tiled flooring, Upvc sliding entrance doors, large aspect windows.

### Wide Entrance Hall

Upvc entrance door, laminate tiled flooring, galleried staircase to first floor, under stair recess, radiator, flat plastered and coved ceiling.

### Shower Room

Ceramic tiled flooring, quality fitted shower suite comprising of a over sized fully tiled corner shower cubicle enclosed by curved glass screen doors, vanity sink unit, low level W.C with enclosed cistern, Upvc window, extractor fan, full length heated towel rail.

### Lounge

13'1" x 12'1" (4.01 x 3.70)

Fitted carpet, flat plastered and coved ceiling, walk in Upvc bay window, radiator, power points, T.V point, timber fireplace with inset living flame gas fire, marble effect inset and hearth, double sliding doors leading to the dining room.

### Dining Room

13'6" x 10'8" (4.12 x 3.27)

Fitted carpet, flat plastered and coved ceiling, walk in Upvc bay window, radiator, power points, living flame gas fire.

### Kitchen/Breakfast Room

16'4" x 11'8" (4.99 x 3.57)

Laminate tiled flooring, full range of modern quality fitted kitchen units, extended solid timber work surfaces with matching breakfast bar, tiled splash backs, poly carbonate sink with single drainer, power points, eye level double stainless steel electric oven with matching four burner gas hob, stainless steel extraction cooker hood, flat plastered and coved ceiling, inset spot lighting, ample space for family size dining table and chairs, radiator, double patio doors leading to rear garden, integral appliances including dishwasher, fridge/freezer, full length integral freezer.

### Utility Room

Laminate tiled flooring, fitted wall and base units, extended solid timber work surfaces, poly carbonate sink with single drainer, recess and plumbing for washing machine, radiator, Upvc door leading out to the rear garden, tiled splash backs, power points, full length walk in cloak cupboard.





#### Sitting Room

10'5" x 14'8" (3.19 x 4.48)

Fitted carpet, coved ceiling, power points, radiator, double sliding doors leading to the conservatory.

#### Conservatory

14'5" x 11'2" (4.41 x 3.42)

Fitted carpet, large aspect Upvc windows, double patio doors leading out to the rear garden, power points, radiator, pitched self cleaning glass roof.

#### Bedroom 4

10'5" x 10'6" (3.18 x 3.21)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

#### First Floor

Central galleried landing, fitted carpet, Upvc window, flat plastered and coved ceiling.

#### Bedroom 1

12'9" x 11'0" (3.91 x 3.37)

Fitted carpet, coved ceiling, power points, radiator, Upvc window.

#### Bedroom 2

11'5" x 11'1" (3.48 x 3.38)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, full length airing/storage cupboard.

#### Bedroom 3

7'10" x 9'2" (2.41 x 2.80)

Fitted carpet, coved ceiling, Upvc window, power points, radiator.

#### Family Bathroom

Laminate flooring, quality white bathroom suite comprising a shower set over a panel bath, low level W.C, pedestal sink, full length heated towel rail, fully tiled walls, Upvc window, extractor fan.

#### Outside

##### Outside To The Front

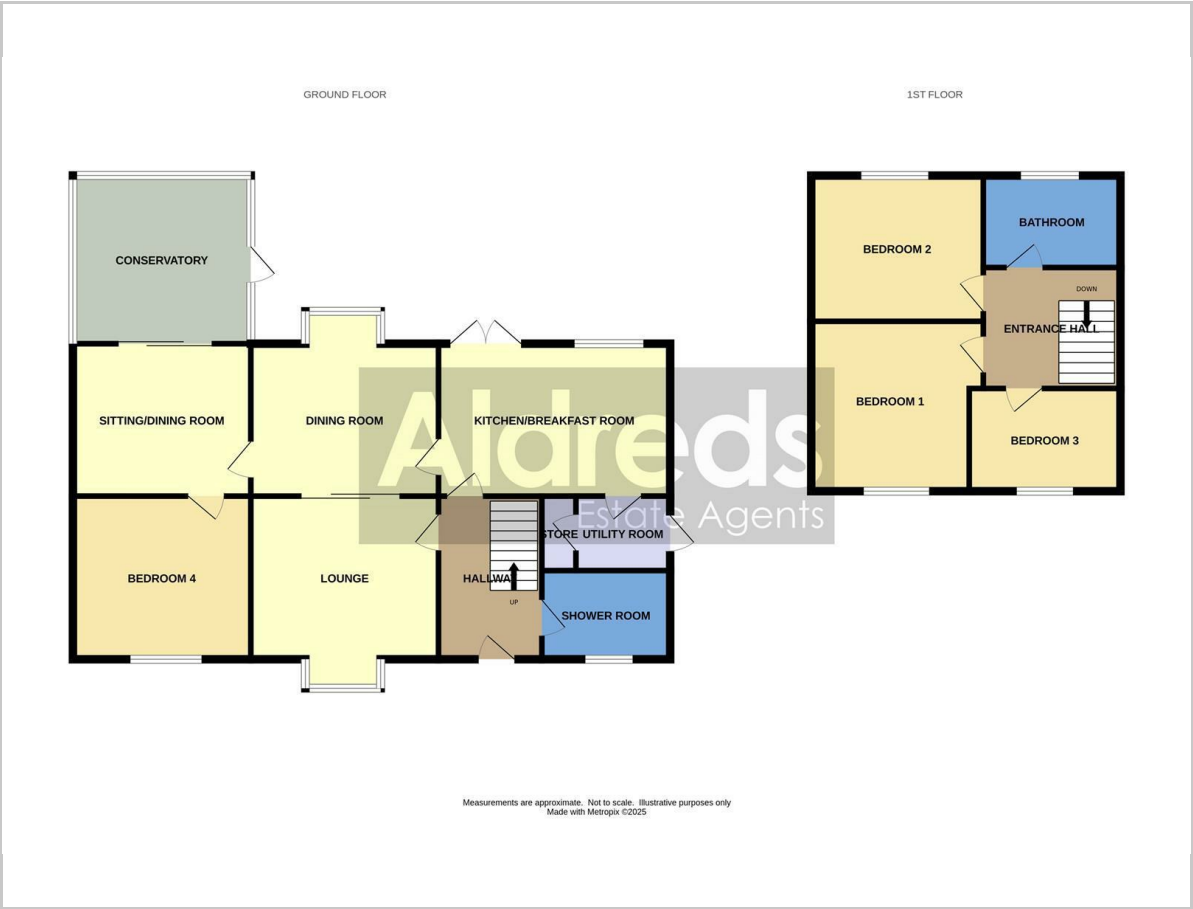
There is a very well maintained brick weave driveway providing off road parking for a variety of cars or leisure vehicles. All enclosed by low level fencing and hedging.

##### Outside To The Rear

There is a beautifully presented lawned garden with a full range of flower and shrub borders. A very private rear and side aspect, large hard standing seating area, garden fully enclosed by high fencing and hedging.



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.

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Area Map



Energy Efficiency Graph

