

**Aldreds**  
Estate Agents



1 Pentland Walk  
Lowestoft, NR32 4UH

Asking Price £289,995





# 1 Pentland Walk

Lowestoft, NR32 4UH

Aldreds are delighted to offer this very well presented Warnes built detached bungalow situated in this very desirable cul-de-sac location within North Lowestoft. The spacious accommodation includes an entrance porch leading into a wide entrance hall, spacious lounge, separate dining room with a wide opening leading to the open plan modern fitted kitchen along with double doors leading into the conservatory, two double bedrooms and a modern fitted shower room. Outside to the front there is a long driveway providing parking for three plus cars which leads to a pitched roof brick built garage with up and over door, power points and lighting. Outside to rear there is a very private lawned garden which is enclosed by high brick walls. There are also the benefits of gas fired central heating and sealed unit double glazing, and being within walking distance of the local bus service, shops and amenities. Early viewing is strongly recommended to appreciate this spacious quality built bungalow and its beautiful location.

## Entrance Porch

Fitted carpet, glazed entrance door.

## Wide 'L' Shaped Entrance Hall

Fitted carpet, coved ceiling, radiator, power points, full length cupboard, loft access with pull down ladder leading into a boarded loft space.

## Lounge

12'7" x 17'2" (3.85 x 5.25)

Fitted carpet, coved ceiling, uPVC double glazed window, radiator, power points, tv point.

## Open Plan Dining Room

9'1" x 8'10" (2.77 x 2.7)

LVT flooring, coved ceiling, radiator, power points, double patio sliding doors leading to conservatory, wide opening leading to:-

## Open Plan Kitchen

9'9" x 8'1" (2.99 x 2.48)

LVT flooring, modern quality fitted white kitchen with extended work surfaces, double stainless steel sink with draining board, uPVC window, power points, tiled splashbacks, integral eye level stainless steel oven with a second combination oven/microwave, four burner gas hob, enclosed extraction cooker hood, integrated fridge/freezer, washing machine and dishwasher.

## Conservatory

7'6" x 11'2" (2.3 x 3.41)

LVT flooring, pitched polycarbonate roof, large aspect sealed unit double glazed windows, door leading to rear garden, radiator, power points.







### Bedroom 1

10'9" x 16'6" (3.28 x 5.05)

Fitted carpet, walk in bay window, power points, tv point, full range of fitted wardrobes, overhead storage cupboards and side tables, dressing tables, radiator.

### Bedroom 2

10'6" x 10'6" (3.22 x 3.21)

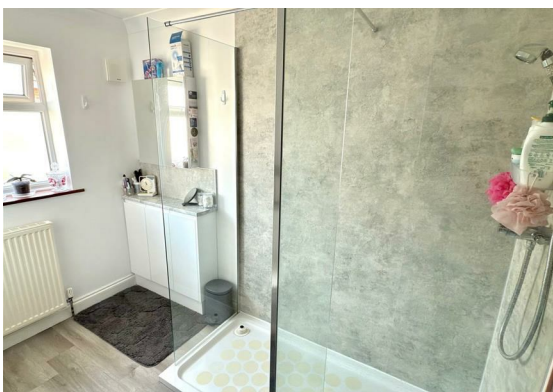
Fitted carpet, coved ceiling, uPVC window, radiator, power points, full range of fitted bedroom furniture including wardrobes, sideboards and overhead storage cupboards.

### Shower Room

LVT flooring, modern recently installed shower suite comprising of a double width shower cubicle with aquaboard splashbacks, low level WC with enclosed cistern, vanity sink unit, double fitted cupboard housing the modern energy efficient combination boiler, radiator, built in base units with aquaboard splashbacks.

### Outside

To the front of the property there is a beautifully presented brickweave garden with shrub borders enclosed by low level brick walls, concrete footpath leading to front door, long concrete driveway providing ample off road parking for a variety of cars or leisure vehicles which leads to a pitched roof brick garage with an up and over door power points and lighting (measuring 2.95m x 5.35m). To the rear of the property there is a fully enclosed lawned garden with brickweave patio seating area, a further side brickweave patio seating area which is all enclosed by curved brick walls with slate and flowered borders. There is also a side access door leading into the garage and a timber gate leading out to the front driveway.



Floor Plan

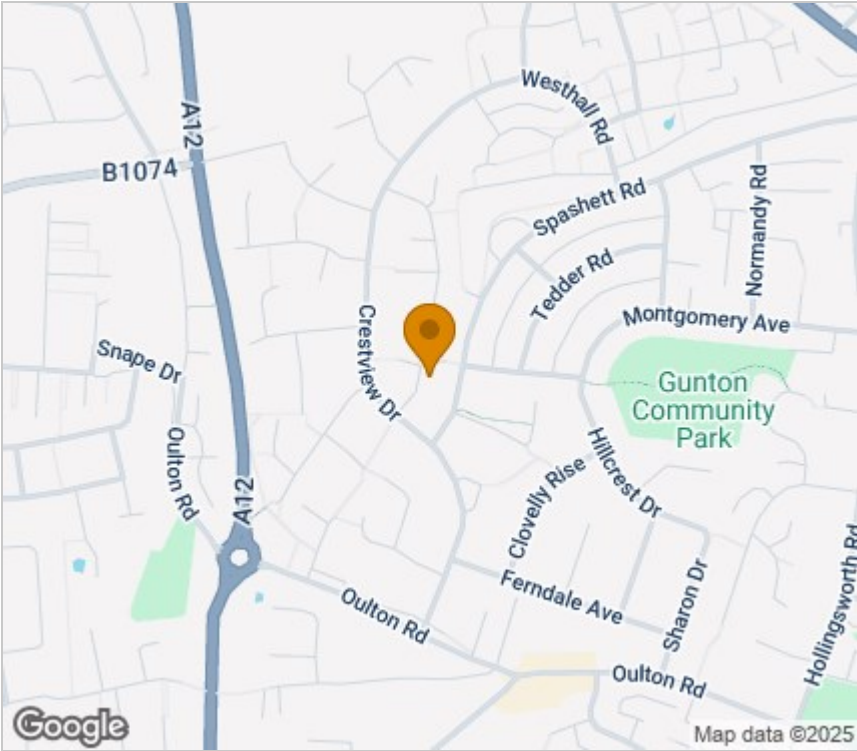


Viewing

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

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Area Map



Energy Efficiency Graph

