

7 Flora Road Pakefield, Lowestoft, NR33 7JA Asking Price £240,000









#### 7 Flora Road

Pakefield, Lowestoft, NR33 7JA

Aldreds are delighted to offer this detached bungalow situated in this very desirable Pakefield location within a very short walk of Pakefield beach and amenities. This superb bungalow offers spacious versatile accommodation including an entrance hall, two double bedrooms, a spacious lounge plus separate dining room, fitted kitchen, inner hallway, bathroom and conservatory. Benefits also include a cast iron multi-fuel burner in the reception room along with gas fired central heating and uPVC Georgian style windows. Outside there is a long driveway providing ample off road parking, a brick built garage and to the rear there is a private spacious well presented garden. Properties set in this desirable location rarely become available and an early viewing is strongly is recommended.

#### **Entrance Hall**

Varnished floorboards, coved celing, sealed unit double glazed entrance door, radiator, loft access leading to insulated loft space.

## Lounge

10'2" x 14'4" (3.12 x 4.38)

Fitted carpet, coved ceiling, tv point, power points, radiator, wide opening leading to dining room, sliding patio doors leading into:-

## Conservatory

10'2" x 8'9" (3.1 x 2.69)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC windows, radiator, double patio style doors leading out to rear garden.

# Dining Room

10'9" x 10'2" (3.3 x 3.12)

Fitted carpet, Georgian style uPVC window, radiator, power points, tv point, central fireplace with brick inset, tiled hearth & cast iron multi-fuel burner.

### Kitchen

8'2" x 8'3" (2.5 x 2.53)

Ceramic tiled flooring, a range of fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, built in electric oven and four burner ceramic hob, extraction cooker hood, tiled splashbacks, recess for white goods including plumbing for a washing machine, radiator, uPVC window.















### Rear Lobby

Ceramic tiled flooring, fitted cupboard, uPVC door leading to rear garden.

#### Bathroom

Ceramic tiled flooring, shower set over a panel bath, vanity sink unit, low level WC, part tiled walls, extractor fan, coved ceiling, spotlighting, uPVC window.

#### Bedroom 1

11'8" x 9'4" (3.57 x 2.86)

Varnished floorboards, uPVC Georgian style bay window, radiator, power points, coved ceiling.

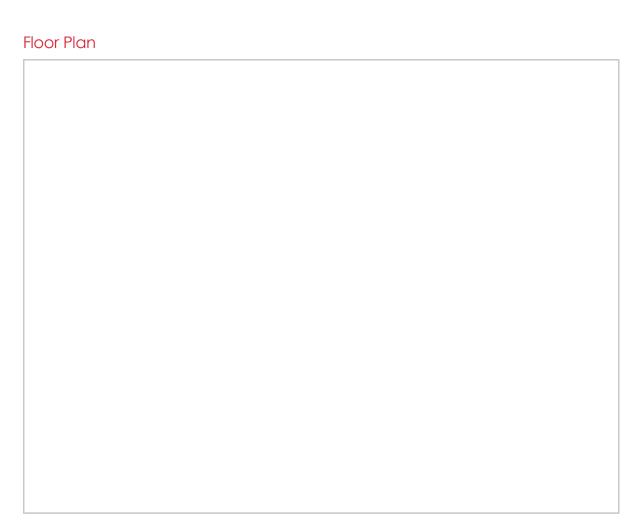
#### Bedroom 2

11'9" x 10'5" (3.59 x 3.18)

Varnished floorboards, coved ceiling, double aspect Georgian style uPVC windows, radiator, power points.

#### Outside

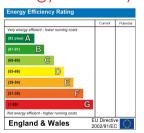
To the front of the property there is a beautifully presented garden laid to ornamental slate with patio footpath leading to front door, brickweave driveway providing ample off road parking for a variety of cars or leisure vehicles that leads to a garage. To the rear there is a very private and enclosed garden which is laid to lawn, raised brickweave/patio seating area, designated flower and vegetable planting area, a range of flower and shrub borders, timber pergola, timber and felt garden shed X 2, all enclosed by high fencing with side access leading to front driveway.



## Area Map



## **Energy Efficiency Graph**



## Viewing

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

#### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is up to 1%, but a hortgage Advice Bureau (Derby) Limited which are authorised and regulated by his na papointed representative of Mortgage Seeker Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the fee actual amount, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.