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Lowestoft 01502 733399

Gorleston 01493 658854

£270,000



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7 Cranesbill Road, Lowestoft, NR33 7EA

- POPULAR PAKEFEILD LOCATION
- BEAUTIFULLY PRESENTED
- 'OPEN PLAN' KITCHEN DINER
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SUBSTANTIALLY EXTENDED
- OVER 850 SQ FT of LIVING
- NO ONWARD CHAIN
- LARGE DRIVEWAY & GARAGE
- SOUGHT AFTER NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

Entrance Hall

Through the modern part-glazed front door into the Entrance Hall of your lovely new one storey home. There's a carpet underfoot, radiator and doors lead off to Bedroom 2, your Shower Room and a further glazed door into the rest of your Bungalow. Beautifully presented throughout, there's nothing to do but kick off your shoes, hang up your coat and relax in your new home.

Shower Room 2.51m x 2.01m (8' 3" x 6' 7")

Recently upgraded in a modern contemporary style, your stunning Shower Room features a suite comprising of a huge corner shower cubicle, vanity unit with integrated wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of natural daylight, there's LVT floor covering and a chrome heated towel rail radiator.

Dining Room 2.58m x 4.29m (8' 6" x 14' 1") max
Conveniently located centrally and 'Open Plan' to your Kitchen, your Dining features a uPVC sealed unit double glazed window, radiator, fitted carpet and doors lead you into your Airing Cupboard also featuring a radiator, plus there's another handy cupboard housing your meters. An archway leads you into your..

Kitchen 3.20m x 2.65m (10' 6" x 8' 8")

Modern and Contemporary, your Kitchen features a range of base and wall units fitted to three walls complete with maple shaker style doors and drawers with a square edge worktop and upstand over. Integrated appliances include a dishwasher, double eye level oven and grill, induction hob with extractor hood over and ample space is provided for your automatic washing machine and fridge freezer. A ceramic one-and-a-half bowl sink and drainer complete with mixer tap is located under your uPVC sealed unit double glazed window offering gorgeous views over your rear Garden. Your back door leads you outside and LVT is laid to floor.

Master Bedroom 3.63m x 3.34m (11' 11" x 10' 11")

Also located at the front part of the bungalow, yet set back, Bedroom one feature a uPVC sealed unit double glazed window with beautiful views over your front Garden, a fitted carpet and radiator. A pair of double doors lead you into a huge .97m x 1.35m storage cupboard which also houses your combi boiler.

BEDROOM 2 4.03m x 2.66m (13' 3" x 8' 9")

Located at the front of the bungalow, Bedroom 2 features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Lounge 5.27m x 3.47m (17' 3" x 11' 5") max

Through a glazed door, your large yet cosy Lounge features a fitted carpet, fireplace, radiator and an archway leads you into your ...

Garden Room 2.70m x 2.34m (8' 10" x 7' 8")

What a beautiful room to sit and unwind with unspoilt views over your rear Garden. As part of one of the extended sections of the bungalow, your Garden room featured three uPVC sealed unit double glazed windows attracting plenty of natural daylight. There's a high up 'letterbox' style window and two large windows, one of which is a bay. A fitted carpet and radiator also featured.

OUTSIDE

Front Garden

As the bungalow is set back from Cranesbill Road, you will benefit from a larger than average front Garden. Mainly laid to maintenance free shingle, there's an array of shrubs and hedges, plus a brickweave path leads you up to your front door.

Driveway & Garage

Your concrete Driveway accommodates parking for two vehicles and leads up to your Garage.

Your Garage features an up-and-over door, a personal door, power and light.

Rear Garden

Lovely and private, your rear Garden is mainly laid to artificial lawn with a patio areas perfect for a bit of alfresco dining, there are also shingled areas and a timber Summer House.

Council Tax

East Suffolk Band C

EPC C

SUMMARY

With over 850 sq ft of living, this is a good-sized Bungalow with plenty of storage. Located in a sought after neighbourhood in Pakefield within walking distance of the beach, it is chain free and ready to occupy.

To view, simply call us on the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A BEAUTIFULLY PRESENTED DETACHED BUNGALOW LOCATED IN SOUGHT AFTER PAKEFIELD

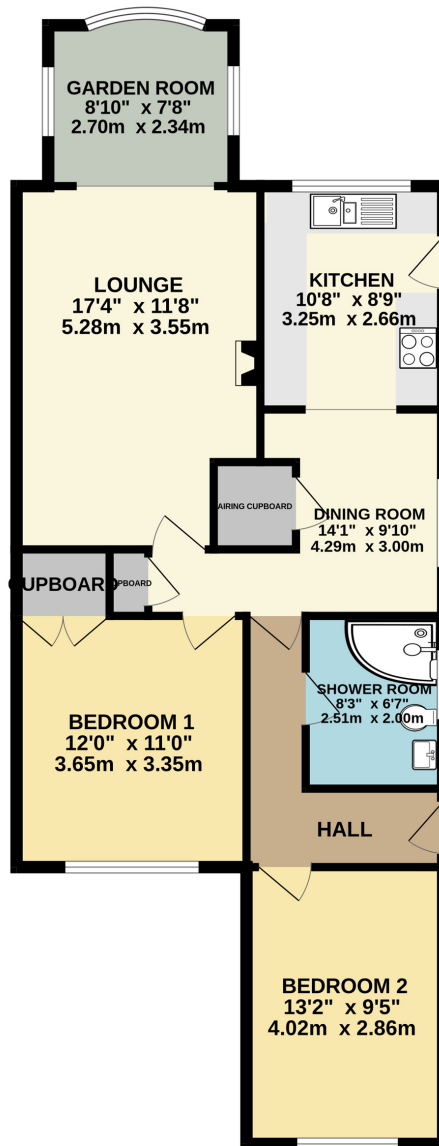
We are delighted to offer for sale this this excellently presented detached Bungalow located in a quiet residential neighbourhood. Your accommodation comprises of a spacious Lounge with Garden Room, a stunning Kitchen which is 'Open-Plan' to your Dining Room, contemporary Shower Room and two double Bedrooms. A benefit to note is the amount of storage in this bungalow! Outside there's a large front Garden, a good size Driveway leading up to your Garage and beautifully manicured rear Garden.

NO ONWARD CHAIN

LOCATION AND AMENITIES

The property is situated on a popular residential area of the unspoilt village of Pakefield. Situated just off the A12 making the towns of Lowestoft, Southwold and Beccles easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is a short distance away. The area boasts a thriving friendly community complete with places of worship, local shops and takeaways, restaurants and public houses.

Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



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