



## Thornham Close, Pakefield, Lowestoft, NR33 7HJ

£375,000

- PAKEFIELD
- 3 DOUBLE BEDROOMS
- BATHROOM & ENSUITE
- CUL-DE-SAC
- OPEN-PLAN LIVING
- uPVC DG & GCH
- DECEPTIVELY SPACIOUS
- 2 RECEPTIONS
- DRIVEWAY, GARAGE & LAID TO LAWN GARDEN

TUCKED AWAY in the corner of a quiet cul de sac is this SPACIOUS, WELL PRESENTED, 3 bed family home. BOASTING generous accommodation; this DECEPTIVE & VERSATILE home deserves YOUR ATTENTION...

### HALLWAY

Spacious hallway to the home; fitted carpet, radiator, power points and stairs up to the first floor.

### CLOAKROOM / WC

White suite comprises WC and vanity unit with inset basin. Vinyl flooring, opaque uPVC double glazed window and radiator.

### LOUNGE 7.63m x 3.45m (25'0" x 11'3")

Lovely size lounge with dual aspect; uPVC double glazed windows to the front and rear of the home. Fitted carpet, wall lighting, TV, power point and cast iron wood burner.

### KITCHEN / DINER 6.61m x 3.48m (21'8" x 11'5")

Modern day open-plan living; mahogany shaker style wall and base units with under counter lighting, worktop and breakfast bar; inset sink / drainer and range cooker with double oven and extractor fan over. Laminate flooring, uPVC double glazed window, inset spotlighting and power points. There's plenty of room for all to sit at the table. Door to the utility room and opening into...

### GARDEN ROOM 3.66m x 3.31m (12'0" x 10'10")

Large bi-folding doors out to the rear garden, this room features a roof lantern, laminate flooring, uPVC double glazed window, inset spotlighting, TV and power points.

### UTILITY ROOM 2.48m x 2.48m (8'1" x 8'1")

Extension to the home allows you to do your laundry in private; mahogany wall and base units with worktop and integral washing machine. Laminate flooring, radiator, power points and modern consumer unit; part glazed door to the rear garden.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor, doors to all bedrooms and bathroom. Carpet, uPVC double glazed window, radiator and loft access with ladder, boarding, lighting and insulation renewed in 2020.

### BEDROOM 1 5.28m x 3.50m (17'3" x 11'5")

Excellent size double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, TV and power points.

### ENSUITE

Modern suite comprises a vanity unit with inset basin, WC and a double cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, heated towel rail and extractor fan.

### BEDROOM 2 3.53m x 3.49m (11'6" x 11'5")

Another good size double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

### BEDROOM 3 3.44m x 2.46m (11'3" x 8'0")

At the front of the home this bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

### BATHROOM

White suite comprises a pedestal sink, WC and bath. Vinyl flooring, opaque uPVC double glazed window, radiator and cupboard houses the gas central heating / domestic hot water boiler.



### OUTSIDE

Low maintenance frontage with driveway providing ample off road parking; pedestrian gate to the laid to lawn rear garden with patio area and mature shrub borders. Outside lighting, water tap and pedestrian access to Love Lane & Pakefield woods. Brick GARAGE 6.43m x 3.26m (21'1" x 10'8") up and over vehicular door, light, power points and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

EPC - RATING D