

£295,000  
Asking Price



## Pinewood Gardens

North Cove, NR34 7PQ

- Detached bungalow
- Sought after village setting
- Potential for 3 bedrooms
- Ample off road parking
- Garage & utility/store area
- South facing rear garden
- Sun room
- Cul-de-sac
- CHAIN FREE
- Gas central heating







## Summary

This detached bungalow, located in the desirable village of North Cove, features 2 bedrooms (with the potential for 3), ample off-road parking, a garage and a sunny south-facing rear garden. \*\* GAS CENTRAL HEATING \*\*

## Kitchen/ breakfast room

9'1" x 8'2"

7'4" x 7'1"

The kitchen/ breakfast room is separated into 2 parts by an archway opening.



A composite entrance door opens into the kitchen, tile flooring, x2 UPVC double glazed windows to the rear & side aspect, down lights, tile splash backs, kick board & cabinet lighting, units above & below laminate work surfaces, soft close drawers & doors, built in breakfast bar, inset ceramic sink & drainer with mixer tap, built in double combi oven, inset halogen hob, integrated extractor hood, integrated fridge freezer, space for integrated washing machine, space for a slimline wine cooler and doors open into the sun room and hallway.



## Garden room

7'8" x 7'4"

Laminate flooring, UPVC double glazed leaded light window & door opens to the rear garden, radiator and an archway opening to bedroom 3/ the home office. An opening leads through to the dining room.

## Conservatory/ dining room

7'4" x 6'11"

Laminate flooring, radiator, UPVC double glazed windows to the front side & rear aspect and a ceiling fan with light.







### Bedroom 3/ home office

9'2" x 6'10"

This room was previously used as a 3rd bedroom so could be converted back if required.

Fitted carpet, radiator, an archway opening leading through to the garden room and a door opening into the hallway.

### Hallway

Fitted carpet, loft access, radiator and doors opening to the kitchen, bedrooms 1-2, bedroom 3/ home office, sitting room, x3 storage cupboards & the bathroom.



### Sitting room

14'11" max x 13'6" max

Fitted carpet, UPVC double glazed window to the side aspect, UPVC double glazed bay window to the front aspect, x2 radiators and a feature electric fireplace with an exposed brick surround.

### Bedroom 1

12'4" x 8'5"

Fitted carpets, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.



### Bedroom 2

8'6" x 7'6"

Fitted carpets, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.

### Bathroom

10'0" max x 5'10" max

Tile flooring, x2 UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, suite comprises of a toilet, a wash basin set into a vanity unit with hot & cold taps, a raised floor area with a corner bath & a mixer tap with a shower attachment and a mains fed shower with a rainfall head set into a cubicle enclosure.











### Outside

In front of the property, a brick weave driveway leads up to double gates at the side. A well-maintained lawn area is complemented by decorative plants and shrubs, enhancing the curb appeal. Gated access is available on both sides of the property & automatic outdoor lights add to security.

A brick weave driveway at the side leads up to a detached brick built garage. At the rear a paved patio area provides space for a table & chairs if desired. A raised rock garden adds a decorative touch along with mature plants, shrubs & trees. Steps lead up to a fully enclosed area which sits in the centre of the garden which offering both shingle & decking, a timber summer house and x2 pergolas along with more plants & shrubs.



### Timber summer house

Fitted carpet, leaded light windows, light & power.

### Garage

The garage has an electric remote control door & space to park a vehicle. At the rear of the garage a separate entrance leads to a utility/ store room, with light, power, units and a laminate work surface.



### Financial services

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Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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