



**11 WILLOW ROAD**  
**LOWESTOFT, NR33 7BJ**

**£330,000**  
**FREEHOLD**

Tucked peacefully within a quiet cul-de-sac in sought-after Pakefield, this charming detached three bedroom bungalow features a stunning secluded plot with potential for development STPP

**elisabeth**  
**James**  
**lettings**

**eljsabeth james homes**

Approximate total area<sup>1)</sup>  
800 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**Bedroom** 8'11" x 8'7"  
**Bedroom** 9'8" x 13'7"  
**Bedroom** 11'7" x 8'9"  
**Living Room** 13'3" x 26'7"  
**Kitchen** 4'11" x 9'11"  
**Bathroom** 5'0" x 8'6"  
**Hallway** 2'7" x 8'6"  
**Hallway** 6'5" x 7'1"



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings

07725027163  
kayleigh@ej-homes.co.uk  
ej-homes.co.uk

**eljsabeth  
james**  
lettings