



Cannonbridge Grand Avenue

East Pakefield, Lowestoft, NR33 7AR

Asking Price £425,000



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**\*\*\* STUNNING AND UNIQUE DOUBLE WIDTH DETACHED BUNGALOW WITH CENTRAL GARAGE \*\*\*** Aldreds are delighted to offer this large 3 bedroomed detached bungalow situated in this very desirable East Pakefield location being within a very short walk of Pakefield Beach. This superb bungalow has been individually built and designed and offers amazing living space which includes a wide T-shaped entrance hall, open plan kitchen/diner with log burner and wide opening leading in to the spacious lounge. There are 3 good sized double bedrooms and an amazing family bathroom with free standing bath and an over sized shower cubicle. plus a second toilet leading off bedroom three. There is also the benefit of a central integral garage with electric roller door. To the outside of the property there is a range of wrap around gardens which are laid to lawn with raised decked seating area. This bungalow really is in turn key condition with tasteful decorations, quality fitted Karndean floor coverings and quality fixtures and fittings throughout. A viewing is strongly recommended to appreciate the amazing living space and the close proximity to all local amenities and Pakefield Beach. Early viewing advised.

### Entrance Hall

Karndean flooring, radiator, 2 x storage cupboards, Composite entrance door.

### Lounge

19'8 x 8'10 (5.99m x 2.69m)

Karndean Flooring, radiator, power points, Upvc double glazed window, sliding doors leading to rear garden, loft access with loft space and ladder, opening to Kitchen/Diner.

### Kitchen/Diner

24'11 x 11'2 (7.59m x 3.40m)

Karndean Flooring, radiator, quality fitted kitchen units, integrated appliances which include dishwasher, fridge, four burner gas hob, oven and grill, extractor fan, ceramic butler style sink, power points, 2 x Upvc double glazed windows, Upvc sliding door leading to the front garden. Large open plan dining and sitting area with beautifully installed log burner.





**Bedroom 1**  
15'5 x 13'9 (4.70m x 4.19m)

Karndean flooring, radiator, Upvc double glazed windows, power points, opening leading to a dressing room.

**Bedroom 2**  
11'2 x 7'10 (3.40m x 2.39m)

Karndean flooring, power points, radiator, Upvc double glazed window.

**Bedroom 3**  
10'10 x 8'10 (3.30m x 2.69m)

Karndean flooring, power points, Upvc double glazed window, radiator.

**Second Toilet**

A second toilet is located ensuite to bedroom 3 - With low level WC and hand basin

**Bathroom**

Ceramic tiled flooring, underfloor heating, Upvc double glazed window, Part tiled walls, low level W.C, vanity sink unit, free standing roll top bath, shower with glass enclosure.

**Outside**

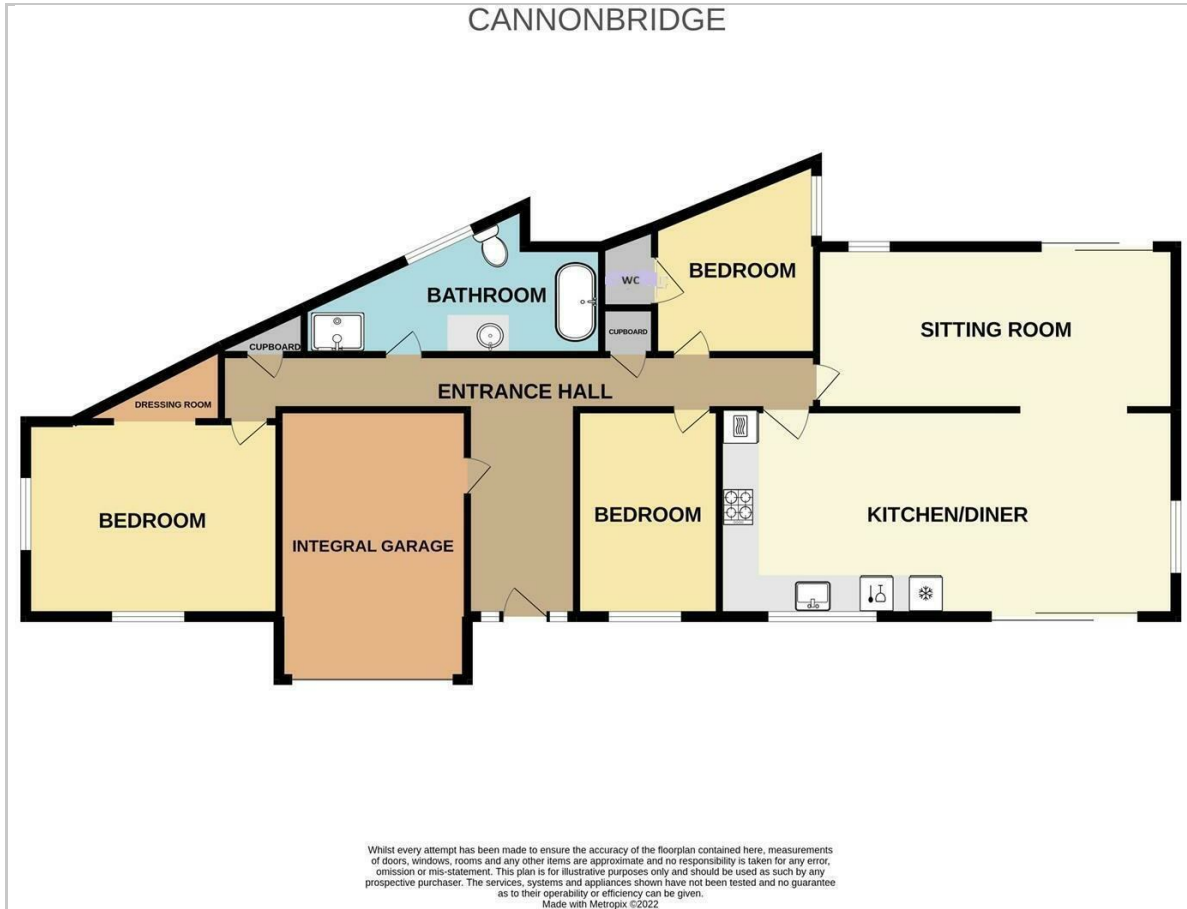
There is a double width garden. To the left hand side there is a brick weave driveway with further shingle driveway providing ample off road parking for a variety of cars or leisure vehicles, This leads to a central brick built integral garage with electric roller door, power points and lighting, all enclosed by timber stable style gates. To the right hand side frontage there is fully enclosed, laid to lawn with raised decked seating area with ample space for bistro style dining, then to the rear and side of the property there is a further range of lawned gardens with a full range of specimen flower and shrub borders. This is all enclosed by high shrubs and fencing.

**Tenure And Services**

Council Tax Band - D  
Freehold  
Mains Electric Gas Water And Drainage



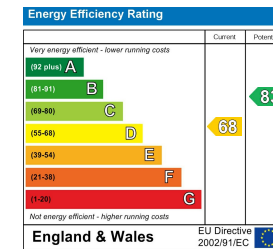
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

### Disclaimer

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