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Cranesbill Road, Lowestoft, Suffolk

£240,000

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ENTRANCE HALL

Enter the property through the part glazed front door, the entrance hall offers access to all parts of the bungalow and features smoothly finished, coved ceiling and walls, loft access hatch, two handy storage cupboards, wall mounted heating thermostatic controller, radiator and fitted carpet.

BEDROOM TWO

Located at the front of the property bedroom two is a double bedroom that features textured, coved ceiling and smoothly finished walls, two uPVC double glazed windows to front and side aspect, built in double wardrobes with sliding doors, radiator, fitted carpet, tv and power points.

WET ROOM

The wet room features smoothly plastered ceiling and ceramic tiled walls, two uPVC double glazed windows to side aspect, triton power shower, low level wc, wash basin and heated towel rail.

BEDROOM THREE

Bedroom Three is another double bedroom located at the front of the property and features textured, coved ceiling and smoothly finished walls, uPVC double glazed window to front aspect, radiator, fitted carpet, tv and power points.

MASTER BEDROOM

The biggest of the three bedrooms is located at the front of the property and features textured, coved ceiling and smoothly finished walls, uPVC double glazed window to front aspect, two built in double wardrobes, radiator and fitted carpet.

LOUNGE

Located at the rear of the property the lounge is a good sized family room which features textured, coved ceiling and smoothly finished walls, uPVC double glazed sliding doors open to the rear garden, radiator, tv and power points and fitted carpet.

KITCHEN

A newly installed kitchen which features a range of base and wall units with wooden block effect work tops with inlaid one and a half bowl composite sink with drainer and mixer tap, slot in 'Hotpoint' double oven, four burner ceramic hob with extractor hood over and tiled splashback, space and plumbing points for washing machine, dishwasher and a standalone fridge freezer, uPVC double glazed window to side aspect, wall mounted 'worcester' combi boiler. A door opens into.....

CONSERVATORY

Located at the rear of the property features uPVC double glazed windows and doors, poly carbonate roof, wall mounted lighting, air conditioning unit, tv, power points and tiled flooring.

OUTSIDE

To Front: Mainly laid to lawn with bordering hedge and established plants and shrubs. To Rear: An enclosed South West facing rear garden with lawn, surrounding borders with

perennial plants and shrubs. To side: Hard standing driveway offering parking for multiple vehicles, leading to a detached garage 17'1" x 9'00" with up and over door, personal door, light and power points.

SALES SUMMARY

Your Move Oliver James are delighted to offer this recently refurbished three bedroom detached bungalow to market. Situated on a quiet cul-de-sac in the highly popular south Lowestoft location of Pakefield. The property features a large driveway to the front with parking for multiple vehicles and a detached garage to the rear. The property comprises three bedrooms, large lounge, newly installed kitchen, conservatory and wet room. Outside offering front and rear gardens, driveway and detached garage. Viewings by appointment only.

FLOORPLAN

DIMENSIONS

BEDROOM TWO - 3.66m x 2.79m (12'0" x 9'2")

WET ROOM - 2.72m x 1.47m (8'11" x 4'10")

BEDROOM THREE - 3.20m x 2.64m (10'6" x 8'8")

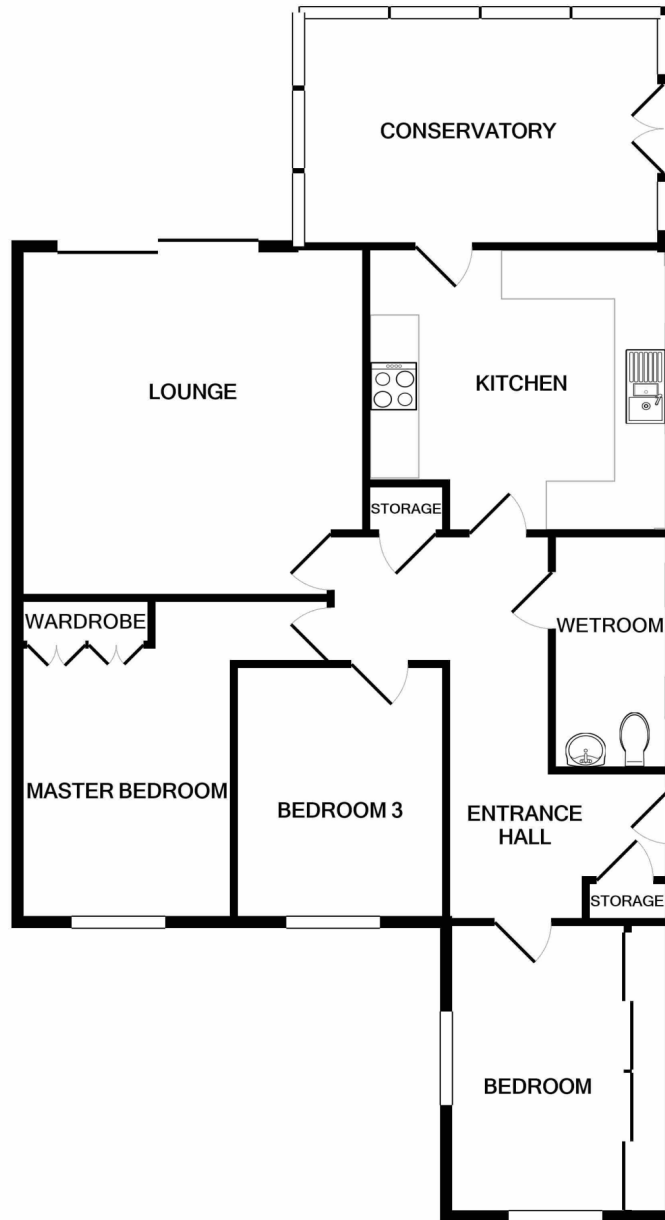
MASTER BEDROOM - 3.86m (Max) x 3.89m (max)
(12'8" (Max) x 12'9" (max))

LOUNGE - 4.24m x 4.27m (13'11" x 14'0")

KITCHEN - 3.51m x 3.78m (11'6" x 12'5")

CONSERVATORY - 2.90m x 4.50m (9'6" x 14'9")





TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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*Source: Hitwise Nov 2011.

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