



Woods Loke West, Lowestoft,  
£255,000

GRACE ESTATE AGENTS are delighted to present this well-presented two-bedroom detached bungalow offers generous living space and excellent outdoor features, making it an ideal home for a range of buyers.

The property boasts a spacious sitting/dining room, perfect for both relaxing and entertaining, along with a bright and airy conservatory that provides additional living space and lovely views over the landscaped rear garden. There are two well-proportioned double bedrooms, complemented by a newly fitted, modern bathroom.

Externally, the home benefits from ample off-road parking and a detached single garage, offering both convenience and practicality. The landscaped rear garden has been thoughtfully designed, creating an attractive and low-maintenance outdoor space.

Combining comfortable living with desirable features, this charming bungalow is not to be missed.

### Entrance Hall

Radiator, storage cupboard and access to all rooms.

### Sitting/Dining Room

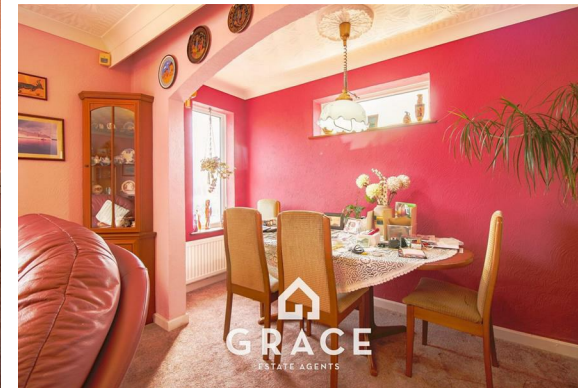
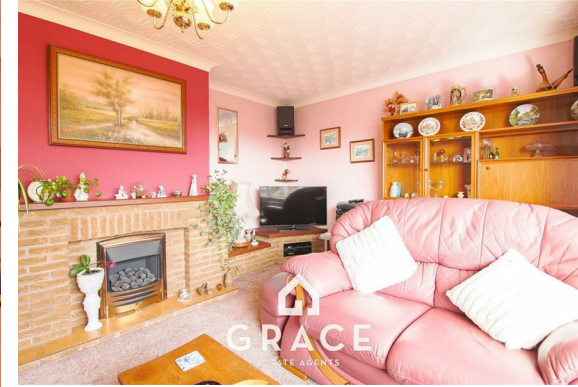
21'2" x 11'3" (6.47 x 3.43)

Two radiators, two double glazed windows to front aspect and bricked fireplace with tiled hearth.

### Kitchen

10'9" x 9'8" (3.28 x 2.95)

Double glazed Upvc door and window to rear aspect. Double glazed window to side aspect, radiator, matching eye level and base units with work tops over, single integrated oven, space for fridge freezer, single bowl sink with side drainer, tiled splash back and tiled flooring. Access to the conservatory.





  
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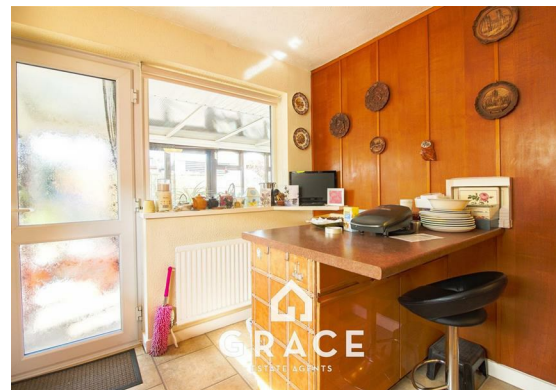
  
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### Conservatory

20'5" x 8'5" (6.23 x 2.59)  
Radiator, access to the rear garden,  
double glazed windows and plastic roof.

### Bathroom

6'10" x 7'1" (2.10 x 2.18)  
Vanity unit with low level WC, handwash  
basin and storage. Double glazed window  
to rear aspect, heated towel rail, tiled  
flooring and splashback. Walk in shower,  
with shower on riser rail, sliding shower  
screen.



  
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### Master Bedroom

12'4" x 11'2" (3.78 x 3.42)  
Double glazed window to rear aspect,  
radiator and built in storage.

### Bedroom Two

11'6" x 9'6" (3.51 x 2.90)  
Double glazed window to side aspect and  
radiator.

### Rear Garden

Paved area leading to a raised patio area.  
Fenced boundaries, glass green house  
and single garage with up and over door.

### EPC

Please ask the marketing agent for  
details.



  
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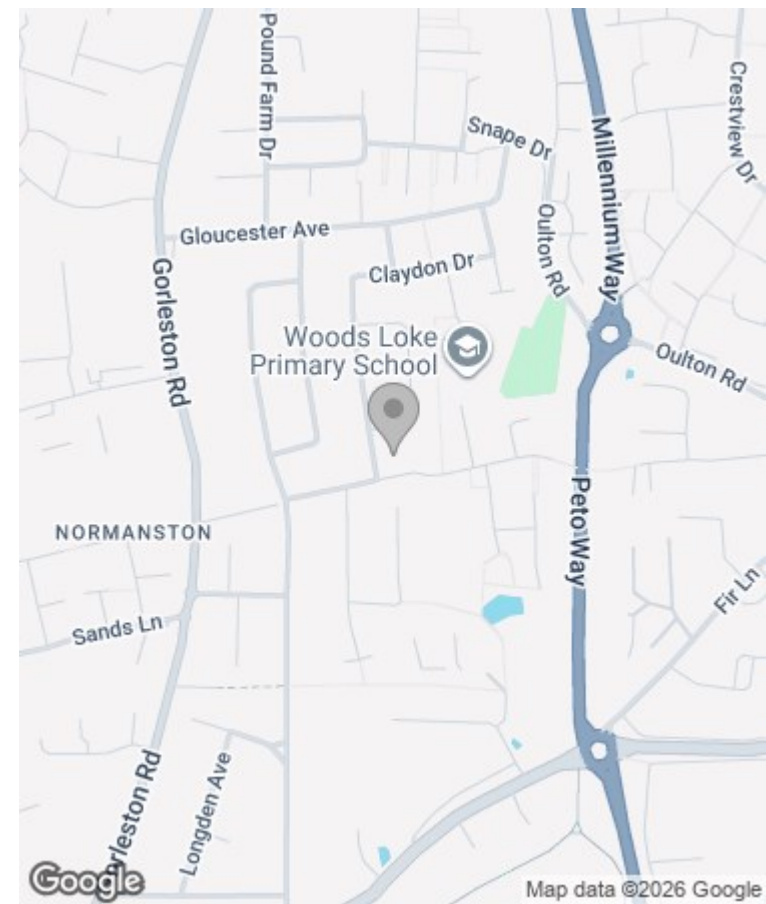
  
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TOTAL FLOOR AREA: 890 sq.ft. (83.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this 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 in respect of their condition or efficiency. See the plan.  
Made with MyPlan 11/2019



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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