

HARDIMANS



Cannonbridge Grand Avenue
Pakefield, Lowestoft, NR33 7AR
Offers Over £410,000



Cannonbridge Grand Avenue, Pakefield, Lowestoft, Suffolk, NR33 7AR

Nestled in the sought-after location of Grand Avenue, Pakefield, Lowestoft, this charming three-bedroom detached bungalow offers a delightful blend of comfort and convenience. Just a short stroll from the picturesque Pakefield Beach, this property is perfect for those who appreciate coastal living.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bungalow boasts three well-proportioned bedrooms, ensuring ample space for family or guests. With two bathrooms, including modern fixtures, the property caters to the needs of all.

The bungalow is presented in excellent decorative order, allowing you to move in with ease and start enjoying your new home immediately. The thoughtful layout maximises space and light, creating a welcoming environment throughout.

This property is not just a home; it is a lifestyle choice, offering the tranquillity of seaside living while being conveniently located near local amenities. Within a few meters of a good local bus service link too Southwold, Beccles Norwich and Lowestoft, Also having great Railway links to Norwich and Ipswich.

Whether you are looking for a permanent residence or a holiday retreat, this bungalow is a rare find in a desirable area. Do not miss the opportunity to make this delightful property your own.





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HALLWAY

composite front door, uPVC windows to front aspect, radiators, two built in storage cupboards, internal access door to garage.

KITCHEN/DINING ROOM

uPVC window to front and side aspect, uPVC sliding door to front, worktop space, cupboards and drawers under, cupboards above, butler sink, Smeg gas hob with built in extractor fan above, double eye level oven, built in dishwasher, log burner, radiator.

SITTING ROOM

uPVC window to rear aspect, uPVC sliding door into rear garden, loft hatch and radiator.

BATHROOM

uPVC frosted window to rear aspect, low level WC, hand wash basin with cupboards under, roll top bath, large shower cubicle with mixer shower, spot light ceiling, under floor heating,

PRIMARY BEDROOM

upvc window to front and side aspect and radiator.

SECOND BEDROOM

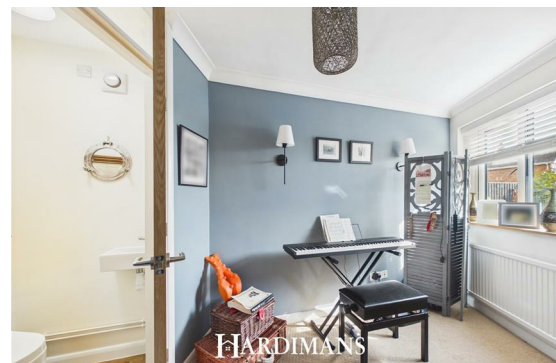
upvc window to front aspect and radiator.

THIRD BEDROOM

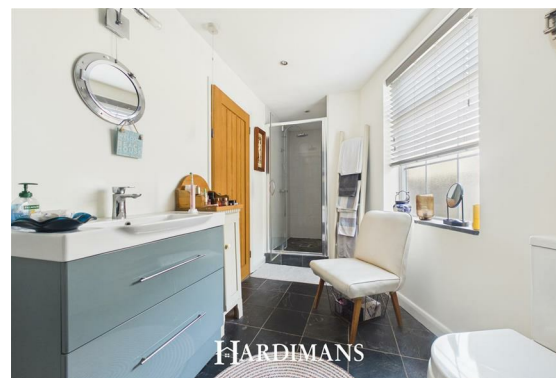
upvc window to rear aspect, radiator and coved ceiling. WC, low level WC, hand wash basin.



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OUTSIDE

To the front, brick weave and shingle driveway, with raised borders with mature planting, gated entrance to fully enclosed garden, lawn area with mature planting borders, decking area with summerhouse. To the rear, mainly laid to lawn with mature planting borders.

GARAGE

electric door, power, lighting, Vaillant boiler to wall (regularly serviced).

TENURE

Freehold

COUNCIL TAX BAND

D

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

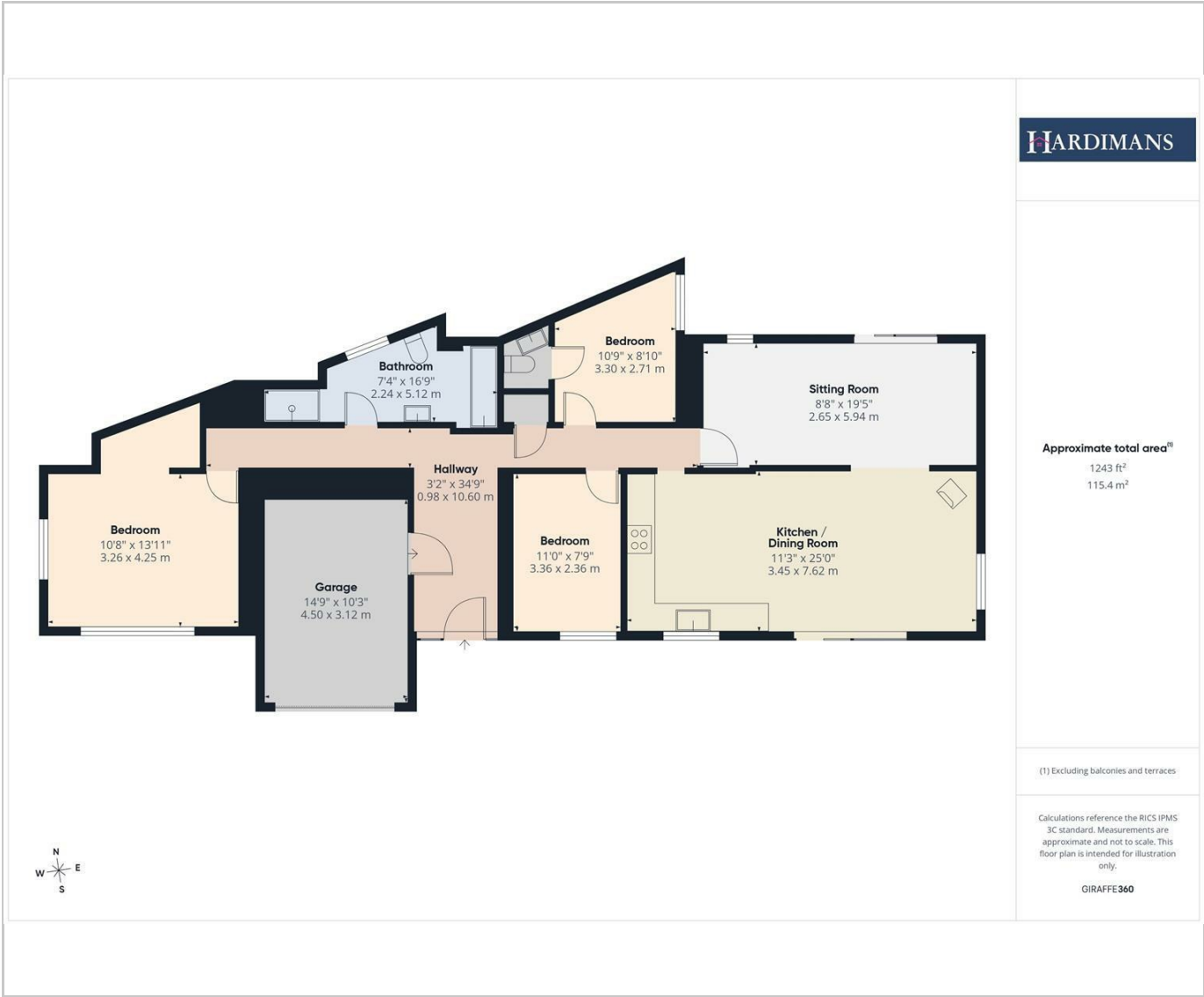
* Broadband: Could achieve speeds of Ultrafast 10000mbps

* Mobile: Good signal coverage (EE, 02, THREE, VODAFONE ALL LIKELY)

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



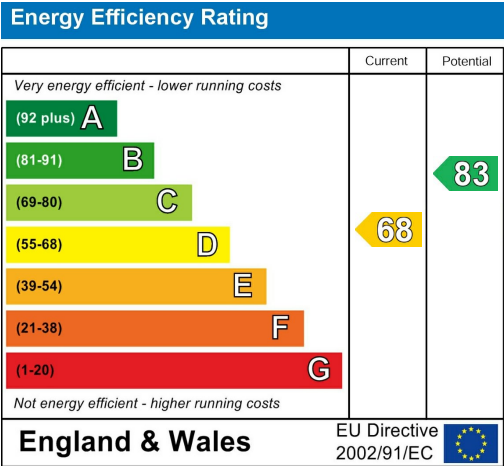
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

134 London Road North, Lowestoft, Suffolk NR32 1HB

Tel: 01502 515999

www.hardimans.co.uk

E: info@hardimans.co.uk

