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£235,000



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18 Kilbourn Road, Lowestoft, NR33 7DS

- **POPULAR LOCATION**
- **EXCELLENTLY PRESENTED**
- **CONTEMPORARY KITCHEN
DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **EXTENDED TO REAR**
- **LARGE LOUNGE**
- **NO ONWARD CHAIN**
- **LARGE DRIVEWAY, CARPORT &
GARAGE**
- **SOUGHT AFTER NEIGHBOURHOOD**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

KITCHEN DINING ROOM 19' 6" x 10' 7" (5.94m x 3.22m) narrowing to 2.61m

Your exterior door is located conveniently off the driveway and enters directly into your Kitchen Diner. This fabulous facility is made up of two halves, on your Kitchen side, a range of base and wall units are fitted to three walls complete with cream panel style doors and drawers with a roll edge worktop over and upstand over. Integrated appliances include an eye level double oven and grill, gas hob with extractor over, plus a sink and drainer is located under the uPVC sealed unit double glazed window with rear Garden views.

At the dining end, ample space available for your dining suite, there's a radiator, LVT flooring and further uPVC sealed unit double glazed window.

INNER HALL

This is the main link to all rooms, there's a fitted carpet, loft access and doors lead off to both Bedrooms, Lounge and ...

BATHROOM 9' 6" x 4' 11" (2.89m x 1.49m)

Fully tiled to floor and walls, a suite comprising of a bath with shower over, pedestal sink and low level WC. Radiator and opaque uPVC sealed unit double glazed window.

STORAGE ROOM

At the end of the Inner Hall, this great use of space comes complete with a uPVC sealed unit double glazed window, radiator and fitted carpet.

LOUNGE 20' 5" x 10' 9" (6.23m x 3.28m)

Your Lounge has been extended to the rear and features a set of uPVC sealed unit double glazed french doors leading out to your rear Garden. There's also a fitted carpet, radiator and feature fireplace.

MASTER BEDROOM 13' 1" x 10' 10" (3.99m x 3.31m)

Located to the front of the property, there's a uPVC sealed unit double glazed window, fitted carpet, radiator and quality fitted bedroom furniture.

BEDROOM 2 10' 2" x 10' 7" (3.10m x 3.22m)

Also located to the front of the property, there's a uPVC sealed unit double glazed window, fitted carpet and radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

To the front there's a large brickweave Driveway, lawn and borders. Through a set of lockable gates, your Driveway extends further to the side of the property to the Garage and rear Garden. A car Port has been created, perfect to keep your pride and joy nice and dry.

GARAGE

Your concrete Garage features double doors to front, power and light.

REAR GARDEN

Enclosed by fence and very private, the rear Garden is mainly laid to lawn with a patio areas and borders packed with mature plants and shrubs.

COUNCIL TAX

East Suffolk Band B

EPC C

SUMMARY

If you are looking for a one storey home in the unspoilt village of Pakefield, consider this one. Plenty of space and extended in beautiful gardens, it is located in a very sought after neighbourhood.

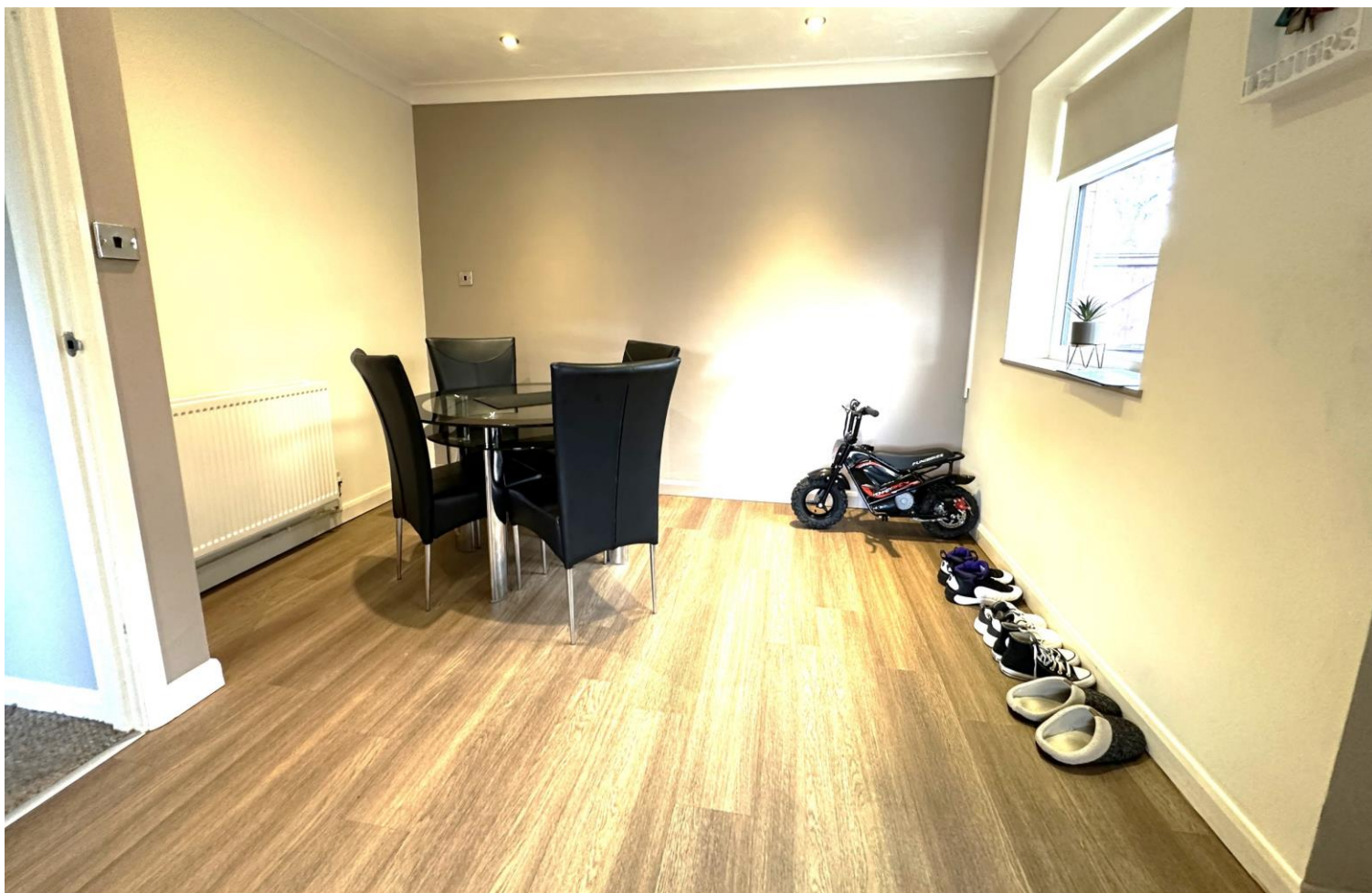
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A BEAUTIFULLY PRESENTED TWO BED BUNGALOW LOCATED IN SOUGHT AFTER PAKEFIELD

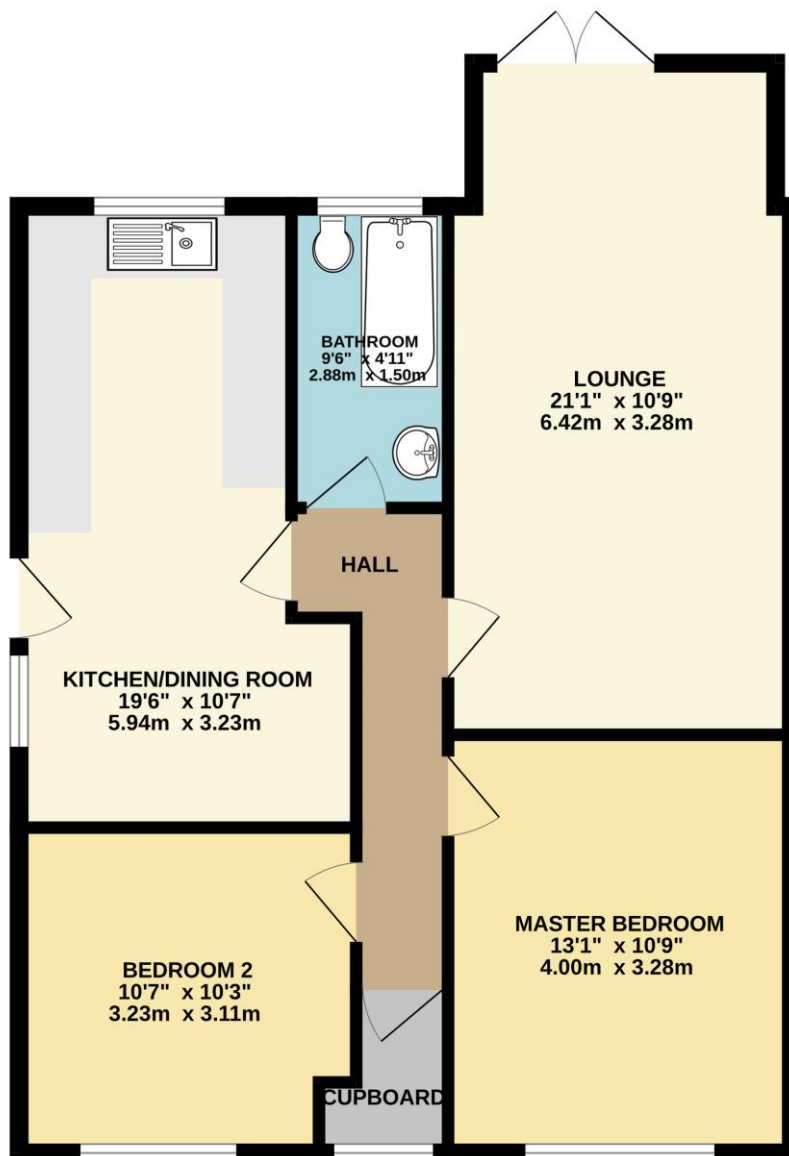
Situated on a pleasant residential road in Pakefield, this excellently presented semi-detached Bungalow is offered for sale. Your accommodation comprises of a spacious Lounge with French doors to rear Garden, an 'Open-Plan' Kitchen Dining Room, luxury Bathroom and two double Bedrooms. Outside there's a front Garden, a good size Driveway leading through the Car Port and down to the Garage and lovely enclosed rear Garden

NO ONWARD CHAIN

LOCATION AND AMENITIES

The property is situated on a popular residential area of the unspoilt village of Pakefield. Situated just off the A12 making the towns of Lowestoft, Southwold and Beccles easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is a short distance away. The area boasts a thriving friendly community complete with places of worship, local shops and takeaway, restaurants and public houses.

Contact: The ONE ONLINE Team | **Mobile:** 07787 436600 | **Email:** info@one-estates.co.uk



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