



6 Witney Road, Pakefield, Lowestoft, Suffolk, NR33 7AW

Offers In Excess Of £250,000

- PAKEFIELD
- CONSERVATORY
- 3 BEDROOMS
- LAID TO LAWN GARDEN
- EXTENDED SEMI-DETACHED
- CLOAKROOM / WC
- uPVC DOUBLE GLAZING
- 3 RECEPTIONS
- FAMILY BATHROOM
- GAS CENTRAL HEATING

Accommodation comprises entrance hallway, cloakroom / WC, 3 RECEPTION ROOMS with conservatory & KITCHEN. 3 SEPARATE bedrooms & family bathroom. uPVC double glazing & GCH throughout; not forgetting a GREAT SIZE laid to lawn rear garden.

HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... With a door into the lounge and stairs to the first floor; the hallway features exposed floorboards, radiator and power points.

LOUNGE 3.78m x 2.27m

Overlooking the front of the home through the uPVC double glazed bay window, the lounge has fitted carpet, radiator, TV and power points; gas fire with surround in situ. Opening into the...

DINING ROOM 3.04m x 2.82m

Lending itself to be the dining room, this versatile reception room features fitted carpet, radiator and power points. French doors into the...

RECEPTION ROOM INTO CONSERVATORY 7.72m x 2.46m

This extension to the home provides further living space... Fitted carpet, uPVC double glazed window, radiator and power points; opening into the... Part brick CONSERVATORY that has uPVC double glazed windows and a polycarbonate roof; fitted carpet, TV and power points. uPVC double glazed French doors out to the rear garden.

INNER HALLWAY

Giving access to the kitchen and the cloakroom / WC; walk-in cupboard offers your storage solution.

CLOAKROOM / WC

White suite comprises a low level WC and wash basin. Exposed floorboards & opaque window.

KITCHEN 4.31m x 2.40m

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, oven with gas hob and extractor over; space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, inset spotlighting, power points and uPVC double glazed door out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to all bedrooms, bathroom and cupboard that houses the gas central heating / domestic hot water combination boiler. Fitted carpet and loft access in situ.

BEDROOM 1 3.71m x 3.19m

Good size double bedroom to the front of the home has exposed floorboards, uPVC double glazed bay window, radiator, TV and power points.

BEDROOM 2 3.20m x 3.02m

Another double bedroom overlooks the rear garden through the uPVC double glazed window; exposed floorboards, radiator and power points.

BEDROOM 3 2.85m x 2.61m

Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with shower and screen. Vinyl flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

Low maintenance shingle frontage with pedestrian path to the front of the home and gated access to the... Generous laid to lawn rear garden has mature trees and shrubs set into borders; shingle and patio areas offer the perfect place for alfresco dining and the timber shed provides your external storage solution.



WITNEY ROAD, PAKEFIELD, NR33 7AW
TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL TAX - BAND B

ENERGY PERFORMANCE CERTIFICATE RATING - D