

**Aldreds**  
Estate Agents



16 Witney Green

Pakefield, Lowestoft, NR33 7AP

Offers Invited £269,995





## 16 Witney Green

Pakefield, Lowestoft, NR33 7AP

Aldreds are delighted to offer this outstanding two bedroom detached bungalow situated in this very desirable Pakefield location being within a very short walk of East Pakefield beach and amenities. The current owners have renovated and modernised this property with no expense spared with new fixtures, fittings and floor coverings throughout including a brand new fitted kitchen and bathroom along with a newly installed gas central heating system with a 10 year guarantee. All the windows and doors are uPVC sealed unit double glazed. The property has been newly and tastefully decorated throughout and the spacious accommodation includes a wide 'L shaped entrance hall, spacious lounge, open plan kitchen/diner with newly installed integrated appliances, newly fitted shower room and two double bedrooms. Outside there is a long driveway providing ample off road parking a brick built garage with electric roller door and a large non-overlooked rear garden which is laid to lawn along with a large newly laid patio seating area. Bungalows presented to this high standard rarely become available and an early viewing is strongly recommended to appreciate the quality of the internal decor, fixtures and fittings. No onward chain.

### Wide 'L' Shaped Entrance Hall

Newly fitted laminate flooring, flat plastered ceiling, inset spotlighting, radiator, power points, loft access leading to insulated loft space.

### Lounge

10'2" x 16'11" (3.11 x 5.16)

Newly fitted laminate flooring, radiator, power points, front aspect uPVC window, telephone/internet socket, flat plastered ceiling, tv point.

### Shower Room

Ceramic tiled flooring, newly installed shower suite comprising of a double width floor level shower cubicle with Aquaboard splashbacks, multi-function shower head, vanity sink unit, low level WC, uPVC window, flat plastered ceiling, inset spotlighting.







### Kitchen/Diner

10'4" x 14'8" (3.17 x 4.49)

Newly fitted laminate flooring, flat plastered ceiling, inset spotlighting, power points, radiator, a full range of new quality fitted kitchen units with extended work surfaces, composite sink with flexible tap head and single drainer, recess and plumbing for a washing machine, integrated stainless steel oven with matching four burner ceramic hob, glass splashback, extraction cooker hood, full length integrated fridge/freezer, full length larder cupboard housing the newly installed energy efficient combination boiler, ample space for dining table and chairs, double uPVC patio doors leading out to the rear garden and patio area.

### Bedroom 1

10'5" x 8'5" (3.18 x 2.59)

Fitted carpet, flat plastered ceiling, power points, uPVC window, radiator.



### Bedroom 2

9'6" x 8'5" (2.91 x 2.57)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.



### Outside

To the front there is a very well presented front garden laid to ornamental slate, long concrete driveway providing ample off road parking for up to three cars, leading to a brick built garage with electric roller door, power points and lighting. Outside to the rear there is a very good size lawned garden with a very private rear and side aspect with a large newly installed patio seating area providing ample space for bistro style dining, the garden is all enclosed by high fencing with side access door leading to garage and a gate leading to front driveway.



Floor Plan

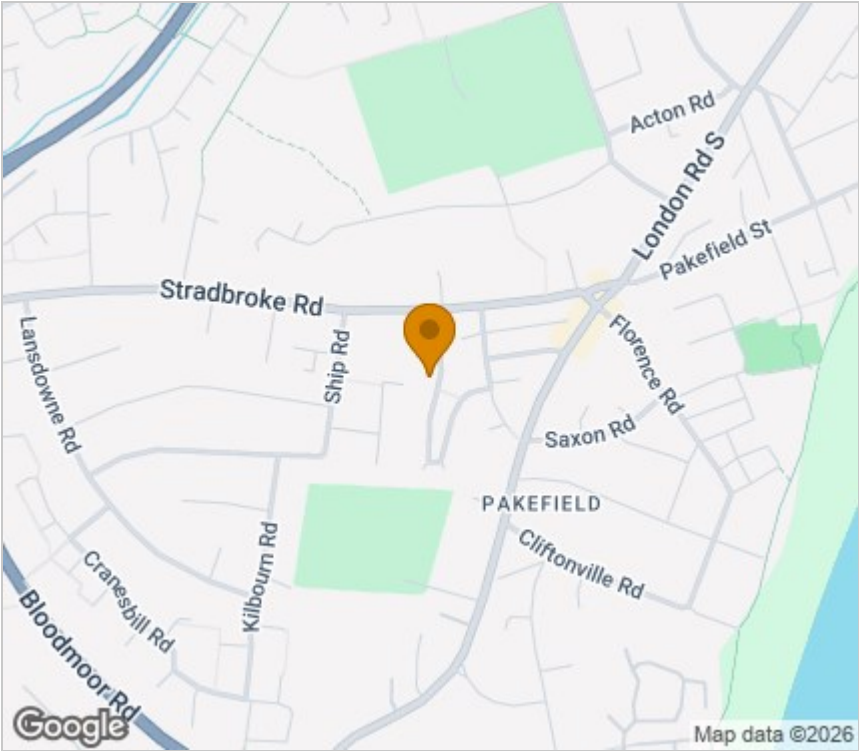


Viewing

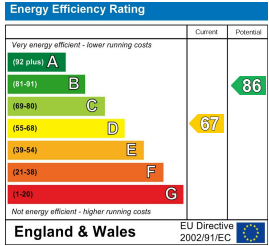
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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