

**Aldreds**  
Estate Agents



16 Witney Green

Pakefield, Lowestoft, NR33 7AP

Asking Price £260,000



## 16 Witney Green

Pakefield, Lowestoft, NR33 7AP

Aldreds are delighted to offer this exceptional two bedroom detached bungalow, superbly located in the highly desirable area of Pakefield, just a short walk from East Pakefield beach and local amenities. The current owners have extensively renovated and modernised the property to an outstanding standard, with no expense spared. Improvements include a brand new fitted kitchen and shower room, new fixtures, fittings and floor coverings throughout, and a newly installed gas central heating system with a 10-year guarantee. The property further benefits from uPVC sealed unit double glazed windows and doors and has been newly and tastefully decorated throughout. The spacious and well-planned accommodation comprises a wide L-shaped entrance hall, a generous lounge, an open-plan kitchen/diner with newly installed integrated appliances, a modern shower room, and two double bedrooms. Externally, the property offers a long driveway providing ample off-road parking, a brick-built garage with electric roller door, and a large, private, non-overlooked rear garden, mainly laid to lawn with a newly laid patio seating area. Bungalows presented to this standard are rarely available. Early viewing is strongly recommended to fully appreciate the quality of the accommodation, fixtures and fittings on offer. Offered with 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.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band 'C'

Ref: L2524/01/26



## 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.

### Disclaimer

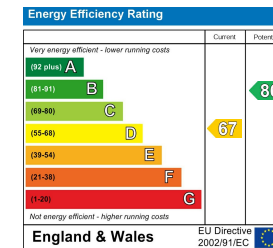
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA