

**Aldreds**  
Estate Agents



9 Willow Road  
Pakefield, Lowestoft, NR33 7BJ  
Asking Price £125,000





## 9 Willow Road

Pakefield, Lowestoft, NR33 7BJ

Aldreds are delighted to offer this detached bungalow which is of non standard construction but offers exceptional value for money being completely freehold given the options to use the property as is or it could be extended or the land could be used for development of a bungalow or luxurious mobile home subject to the appropriate planning permissions. The property is on mains gas, drains and electricity and comprises of a lounge, kitchen, double bedroom and shower room with the benefits of gas fired central heating fired by a modern combination boiler, Upvc double glazed windows, with wraparound gardens and a driveway providing ample off road parking. Situated in this very desirable East Pakefield location being within a short walk of East Pakefield beach, pubs and amenities. Properties set at this asking price in this very desirable postcode rarely become available and an early viewing is strongly recommended.

### Lounge

8'11" x 9'8" (2.72 x 2.95)

Fitted carpet, uPVC window, radiator, power points, tv point.

### Kitchen

9'8" x 6'0" (2.95 x 1.84)

Laminate flooring, a range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, electric cooker point, radiator, uPVC window, uPVC door leading out to garden.

### Bedroom

8'6" x 9'8" (2.6 x 2.95)

Fitted carpet, uPVC window, radiator, power points.

### Shower Room

Tile effect vinyl flooring, fully tiled shower cubicle, low level WC, wall mounted sink, uPVC window, radiator, modern energy efficient gas boiler.







### Outside

Outside there is a range of wraparound gardens which are laid to ornamental stone, fully enclosed by high timber fencing, front driveway providing ample off road parking.

### Total Land Size

The size of the total plot/land area is 160 Sq. Meters = 0.04 Acres ( Approx )

### The Opportunity

This is a freehold property on freehold land and can be used as your main residence and will be a beautiful location to live and the property can stay as is. The site could also be re -developed subject to planning permission or a luxury mobile home could be placed on the site subject to the correct permissions. The property is connected to mains gas electric and drainage. Please note all suggestions above will be subject to approval of any necessary planning permissions.

### Tenure

Freehold

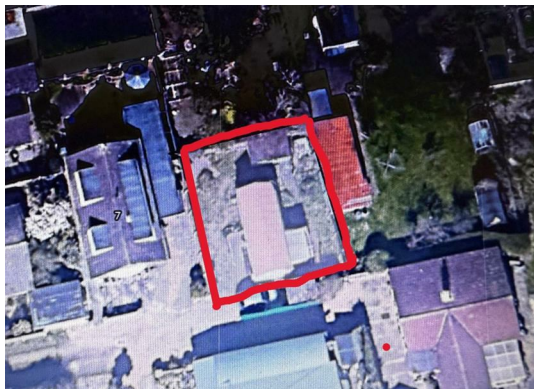
### Services

Mains water, electricity, gas, drainage.

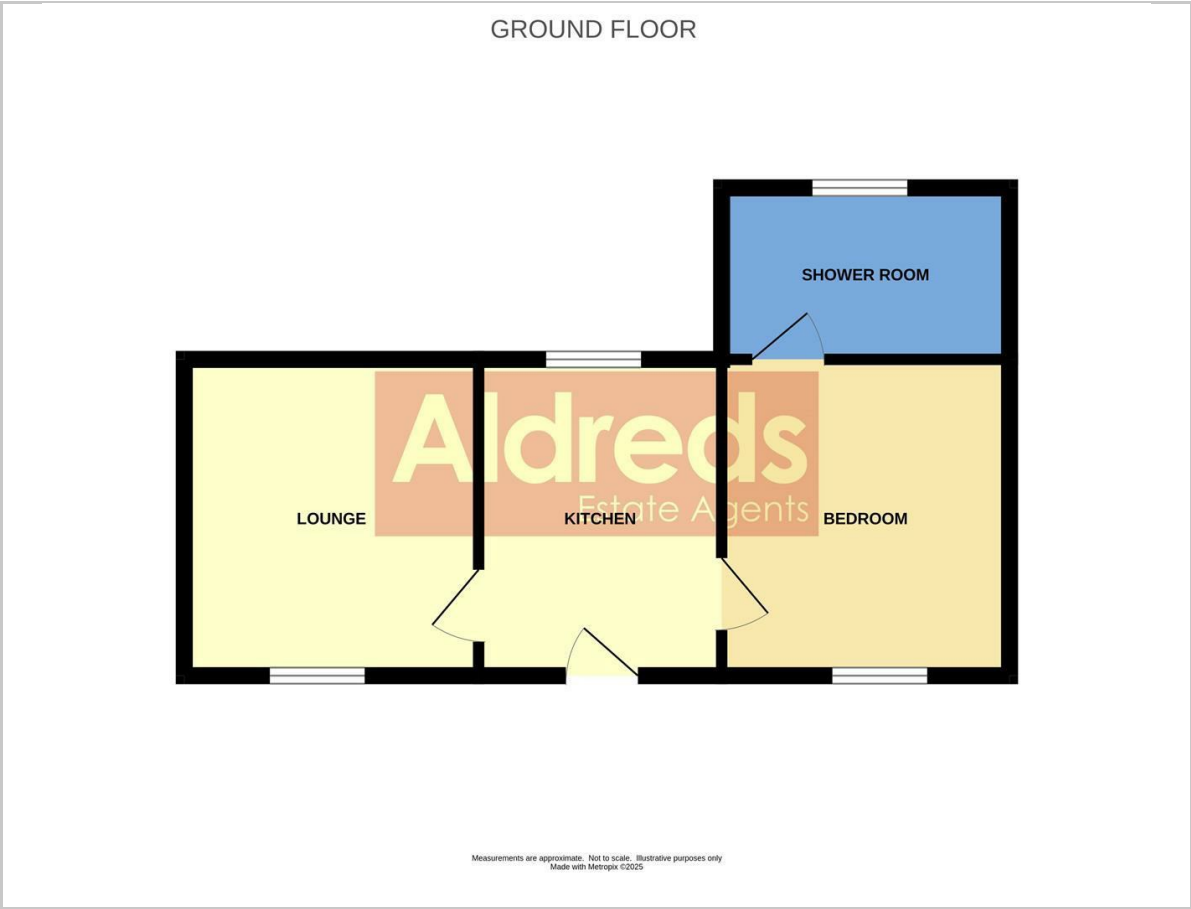
### Council Tax

East Suffolk. Band 'A'

Ref: L2513/12/25



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.  
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Area Map



Energy Efficiency Graph

