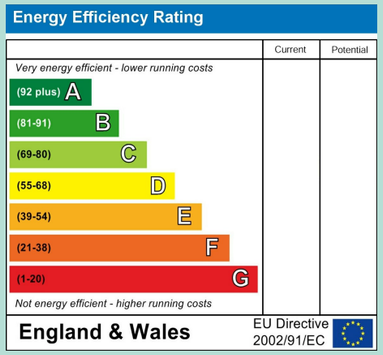
Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk Council











Cunningham Way

Lowestoft, NR33 7DD

- Semi detached bungalow
- Perfect renovation project
- 2 separate bedrooms
- Off road parking for multiple vehicles
- Situated at the end of a sought after cul-de-sac
- Electric Heating With Gas Connection
- Chain free
- South facing rear garden
- 5 minute walk from the stunning Pakefield beach
- Close to local amenities, shops & schools

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t - 01502 531218

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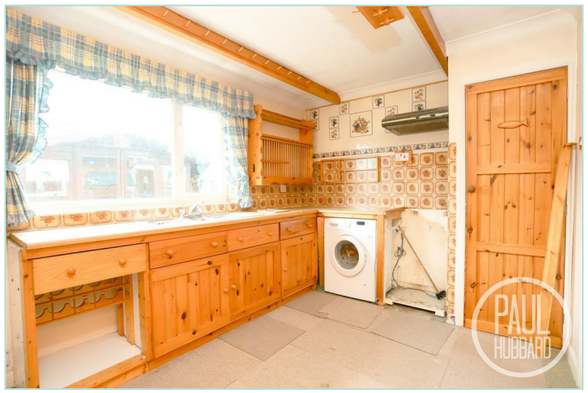
Paul Hubbard Estate Agents
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements









Location - Pakefield
Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Reception Room
3.07 x 3.06 max
UPVC entrance door to the front aspect, vinyl flooring, electric radiator, UPVC double glazed window to the side aspect, a door opens into the hallway and UPVC sliding doors open out to the rear garden.

Hallway
Fitted carpet, electric radiator, loft access and doors opening to all internal rooms.

Kitchen/ Diner
3.57 x 2.65
UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel double sink & drainer with mixer tap, built-in storage cupboard and space for appliances/ a dining table.

Sitting Room
5.00 x 3.36
Fitted carpet, UPVC double glazed window to the front aspect, electric radiator and an electric fireplace with exposed brick surround.

Bedroom 1
3.65 x 3.36 max
Fitted carpet, UPVC double glazed window to the rear aspect and fitted wardrobes.

Bedroom 2
3.18 x 2.72 max
Fitted carpet, UPVC double glazed window to the front aspect, fitted wardrobes and a single cabin bed.

Bathroom
2.22 x 1.67
Laminate flooring, UPVC double glazed obscure window to the side aspect, part-tiled walls, toilet, wash basin set into a vanity unit with hot & cold taps, a panelled bath with a mixer tap and an electric shower set above.

Outside
The front of the property is approached via double gates, which open onto a private driveway providing off-road parking for multiple vehicles and access to the garage. The front garden is predominantly paved, with planted borders and a pathway leading to the main entrance. Gated side access leads through to the rear garden.

The south-facing rear garden offers a versatile outdoor space with an existing patio area, lawn and summerhouse, together with pedestrian access to the garage. The garden provides an excellent opportunity for the new owner to personalise and create an outdoor space to complement their own requirements.

Garage
7.63 x 2.31
A great space for storage or parking with an up & over door to the front and an additional pedestrian access door to the side.

Financial Services
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



