

£240,000  
Asking Price



## Cranesbill Road

Pakefield, NR33 7EE

- Chain free
- Detached bungalow
- 3 Separate bedrooms
- Popular Pakefield location
- Gas boiler
- Opportunity to put your own stamp on it
- Garage and off road parking
- Spacious throughout
- South West facing garden
- Close to local amenities





### Location

This 3 bedroom detached bungalow is situated in a cul de sac in 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.

### Entrance Hall

UPVC double glazed entrance door to the front aspect, integral door mat leading up to carpet flooring throughout, a radiator, loft hatch with ladder leading to loft space which houses the gas boiler. Door opening to an airing cupboard, bedrooms 1-3, the lounge/diner, bathroom and kitchen/breakfast room.



### Lounge/Diner

3.79m x 6.07m

Sliding doors to the rear aspect opening into the conservatory, carpet flooring throughout, x2 radiators and an electric fire within an exposed brick and tile surround.



### Conservatory

2.24m x 3.60m

UPVC double glazed door rear to the aspect opening into the garden and windows surround, a radiator and carpet flooring throughout.

### Kitchen/Breakfast Room

3.31m x 3.86m

UPVC double glazed windows to the rear and side aspects with door opening to the garden, vinyl flooring throughout, radiator, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven and grill, space for appliances including a fridge and washing machine.



### Bathroom

1.90m x 2.93m

UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, radiator, toilet, corner bath, pedestal hand wash basin and a mains fed shower enclosed within a glass cubicle.



### Bedroom 1

4.36m max x 2.72m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, radiator and doors opening to multiple built in wardrobes and cupboards.

### Bedroom 2

2.74m x 3.26m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, radiator and doors opening to a built in wardrobe and dressing table.

### Bedroom 3

2.73m x 2.41m

UPVC double glazed bay window to the front aspect, laminate flooring throughout and dado rail.



### Outside

#### Garage

The garage is located just walking distance from the property and benefits from an off road parking space in front.

To the front of the property a cast iron gate which opens to the rear and a brick weave pathway which leads up to the main entrance door sits between a laid lawn front garden with pebbled flower bed and shrub borders.



To the rear of the property a fully enclosed south west facing laid lawn garden with patio seating area, timber garden shed and decorative flower bed borders featuring a variety of plants and mature trees.

### 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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CRANESBILL  
 923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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