

£200,000
Offers In Excess Of



Cranleigh Road

Lowestoft, NR33 7EX

- 3/4 Bedroom detached bungalow
- Garage with off-road parking
- Excellent renovation opportunity
- Ideal to put your own stamp on it
- Option to purchase as seen
- Conveniently close to local shops and amenities
- Spacious sitting room
- Functional kitchen layout
- Added living space with conservatory
- Viewing advised





Location

Situated in a cul de sac in the heart 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.

Entrance hall

Entrance door to the side aspect, laminate flooring throughout, doors opening to the bathroom, sitting room, airing cupboard and bedrooms 2-4.

Sitting room

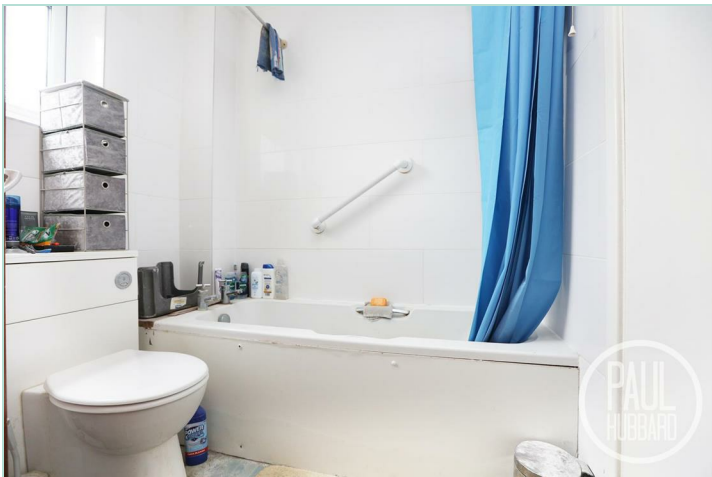
4.54m x 3.69m

UPVC double glazed sliding doors to the rear aspect, carpet flooring throughout, an electric fireplace and a door opens to the kitchen.

Kitchen

4.96m x 2.72m

UPVC double glazed windows to the side and rear aspects, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, integrated extractor fan, space for a slimline oven, washing machine, dishwasher and fridge/freezer, and a door opens to the rear garden.



Bathroom

1.98m x 1.97m

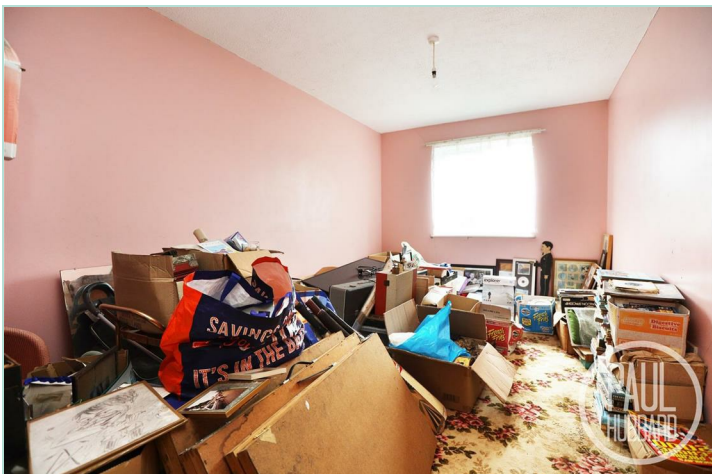
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, tiled walls, toilet with hidden cistern, vanity unit with inset sink, bath and an airing cupboard housing the water tank.



Bedroom 1

4.69m x 2.77m

UPVC double glazed window to the front aspect and carpet flooring throughout.



Bedroom 2

3.50m x 2.77m

Internal window to the side aspect, carpet flooring throughout and a door opens to bedroom 1.

Bedroom 3

3.55m x 2.80m

Internal window to the front aspect and carpet flooring throughout.



Dining room/ Bedroom 4

2.71m x 2.63m

UPVC double glazed door leading through to the conservatory and carpet flooring throughout.

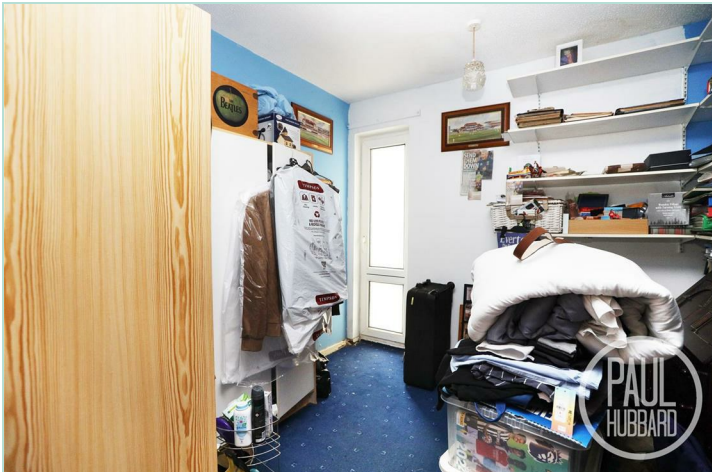
Conservatory

5.04m x 3.18m

UPVC double glazed windows to the side aspect and a door leads through to the garage.

Outside

To the front of the property, a driveway provides off-road parking and access to the garage. A laid lawn is bordered by a brick surround, with a selection of plants, trees, and shrubs adding natural appeal. A pathway leads through a gate to the main entrance door, offering an inviting approach to the home.



To the rear of the property lies a well-maintained laid lawn, complemented by a patio area ideal for outdoor seating and entertaining. The garden is fully enclosed with fencing, offering privacy and security, and is bordered by mature plants and shrubs for added greenery and charm. A storage unit provides practical outdoor storage space. A gate also provides access to the front of the property.

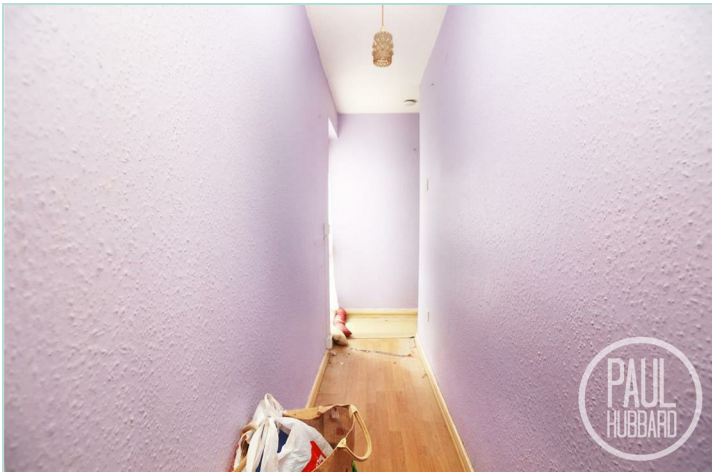


Garage (5.16m x 3.60m)

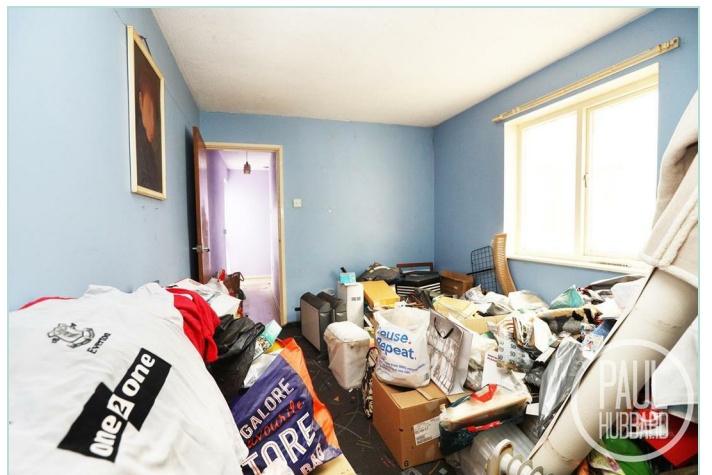
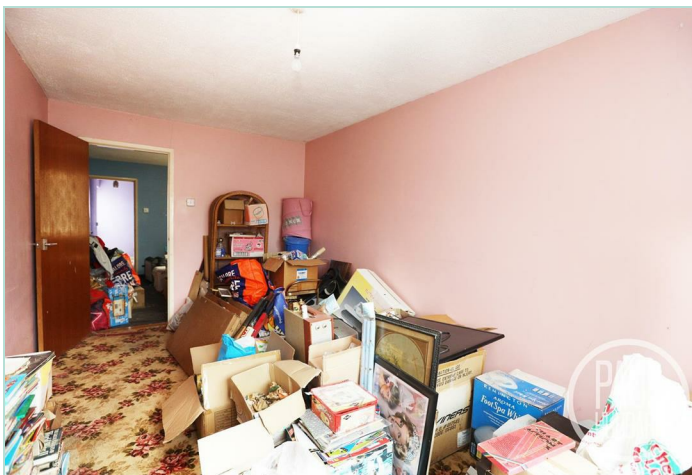
Up and over door, light and power with a door leading through to the conservatory.

Financial services

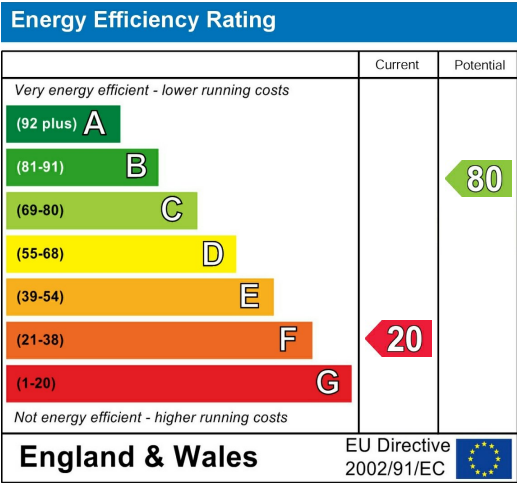
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Tenure: Freehold
 Council Tax Band: C
 EPC Rating: G
 Local Authority: East Suffolk



CRANLEIGH ROAD
 1223 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.7 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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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