

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£250,000
 Asking Price



Cunningham Way
 Pakefield, NR33 7DD

- Cul de sac in the popular Pakefield location
- JUST 200M TO AWARD WINNING BEACH
- 2 Double bedrooms
- Semi-detached bungalow
- Off road parking for multiple vehicles
- Garage with light and power
- Close to local amenities
- Separate entrance hall
- Gas central heating
- South East facing garden



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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 and 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

This 2 bedroom semi-detached bungalow is nestled in a cul de sac in 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.

Entrance Hall

Entrance door to the side aspect, vinyl flooring throughout, loft hatch, radiator and doors opening to sitting room, kitchen, shower room and bedrooms 1-2.

Sitting Room

4.87m x 3.37m
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and an electric fire.

Kitchen

2.67m x 3.57m
UPVC double glazed windows and door to the rear aspect opening into the garden, cupboard housing the gas boiler, vinyl flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, stainless steel sink with drainer, space for appliances including a washing machine, tumble dryer, fridge/freezer and oven.

Shower Room

1.66m x 2.29m
UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, radiator, toilet, pedestal hand wash basin and a mains fed shower enclosed within a glass cubicle.

Bedroom 1

3.65m x 3.33m max
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and space for double bed.

Bedroom 2

2.72m x 3.30m
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and space for double bed.

Outside

Garage (2.83m x 6.07m)
Detached from the property with up and over door to the front aspect, door and window to the side aspect, light and power inside.

To the front of the property an artificial lawn garden with flower bed borders and a concrete driveway with off road parking for multiple vehicles which leads up to the main entrance door, timber gate to the rear garden and garage.

To the rear of the property a fully enclosed, south east facing garden with artificial lawn, a timber shed, patio seating area and flower bed borders.

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.

