

£325,000  
Guide Price



## Akethorpe Way Lowestoft, NR32 4TR

- Detached bungalow set on a sought after cul-de-sac
- 4 double bedrooms
- Off road parking for multiple vehicles
- Detached brick built garage
- Spacious entrance hall
- Shower room & separate cloakroom
- Gas central heating with combi boiler
- Good size rear garden
- Lounge/diner with French doors to the rear garden
- Close to local amenities & shops







### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance Hall

Laminate flooring, obscure entrance door to the side aspect, radiator, built-in storage cupboard and doors opening to all other internal rooms.

### Lounge/ Diner

5.17 x 4.23

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, gas fireplace, space for a table & chairs and UPVC sliding doors open to the rear garden.



### Kitchen/ Breakfast Room

4.35 max x 2.75 max

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, timber work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, cupboard housing the gas combi boiler, spaces for an oven, fridge-freezer, washing machine & a breakfast table and a door opens to the side exterior.

### Bedroom 1

4.04 x 3.57

Laminate flooring, UPVC double glazed window to the front aspect, radiator and fitted wardrobes with sliding doors.



### Bedroom 2

4.04 x 3.24

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 3

2.94 x 2.86

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.



#### Bedroom 4

2.63 x 2.44

Laminate flooring, UPVC double glazed window to the front aspect, consumer unit and a radiator.

#### Shower Room

2.54 x 2.02

Vinyl flooring, timber frame obscure window to the side aspect, heated towel rail, tiled walls, extractor fan with light, suite comprises a toilet, pedestal wash basin with hot & cold taps and a mains-fed shower in a large double-size cubicle enclosure.

#### Cloakroom

1.56 x 1.06

Vinyl flooring, timber frame obscure window to the front aspect, radiator, part-tile walls, toilet and a wash basin set into a vanity unit with a mixer tap.

#### Outside

The front features a spacious driveway with parking for multiple vehicles, leading to a detached double garage. A laid lawn and shingle borders enhance the curb appeal, while steps lead up to the sheltered main entrance door. Gated access provides entry to the rear garden.



The rear garden is thoughtfully designed, featuring a laid lawn, decorative raised planters, and multiple patio areas ideal for outdoor relaxation or entertaining. Fully enclosed by panel fencing, the garden also includes an outdoor tap, a door to the double garage, and additional storage space on the opposite side of the property.

#### Double Garage

5.19 x 5.21

This detached brick-built garage offers versatile use with lighting, electric power, and space for appliances, storage, or parking. It features two up-and-over doors, a timber-framed window to the rear aspect, and a side door opening into the rear garden.

#### Financial Services

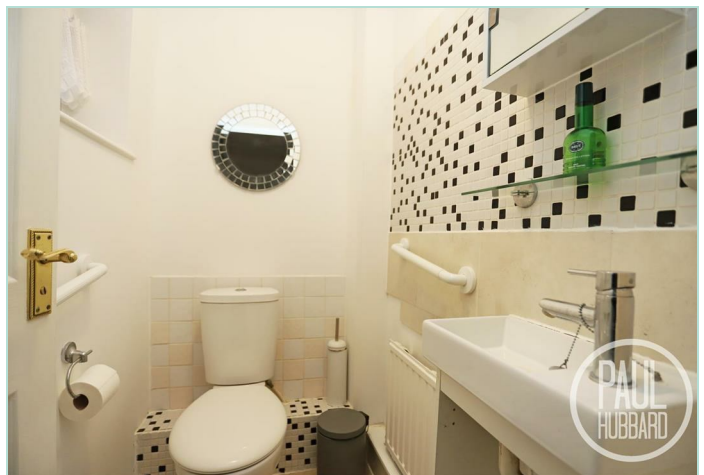
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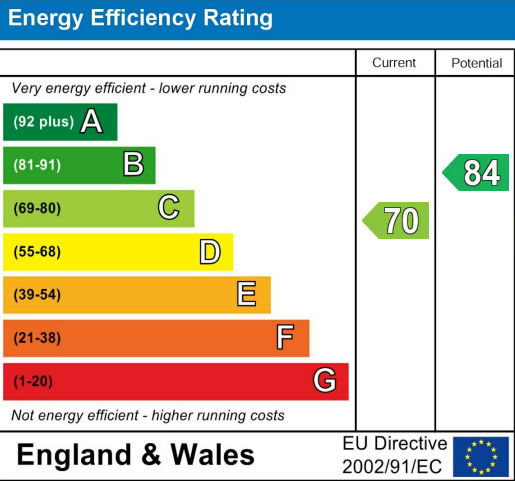








Tenure: Freehold  
Council Tax Band: D  
EPC Rating: C  
Local Authority: East Suffolk Council



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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