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Rochester Road
Pakefield, Lowestoft, NR33 0JR
‘Offers In Excess Of’ **£180,000**

MODERNISED & IMPROVED by the current owners, this 2 bedroom SEMI-DETACHED HOME is one not to miss... Accommodation comprises entrance porch, SPACIOUS lounge, MODERN FITTED KITCHEN, conservatory, inner hallway; 2 DOUBLE BEDROOMS, ENSUITE TO MASTER, family bathroom & cloakroom / WC. ENCLOSED REAR GARDEN, GCH & uPVC DOUBLE GLAZING.

ENTRANCE PORCH

Through the uPVC part double glazed door into the entrance hallway of this home. Fitted carpet, uPVC double glazed windows and radiator. Opening into the...

LOUNGE

18' 5" x 9' 9" (5.63m max x 2.99m max)

Spacious lounge has room for all the family and features fitted carpet, uPVC double glazed window, radiator, TV and power points. Door into the...

KITCHEN

10' 1" x 9' 4" (3.09m x 2.87m)

Modern fitted kitchen comprises a range of gloss wall and base units with worktop, inset sink / drainer, integrated fridge / freezer, space and plumbing for your chosen appliances and extractor. Vinyl flooring, uPVC double glazed window, heated towel rail and the gas central heating / domestic hot water combination boiler in situ. Door into the...

CONSERVATORY

10' 7" x 8' 9" (3.24m max x 2.69m max)

Park brick, part uPVC double glazed construction with polycarbonate roof; fitted carpet, power points and uPVC double glazed sliding doors out to the rear garden.

INNER HALLWAY

Fitted carpet, radiator, power points and cupboard offers your storage solutions. Second handy under stair cupboard gives storage with uPVC double glazed window and power points.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with access to all areas. uPVC double glazed window and loft access in situ.

BEDROOM 1

13' 3" x 8' 9" (4.04m max x 2.69m max)

Good sized double bedroom has fitted carpet, uPVC double glazed window, radiator, TV, power points and over stair cupboard gives storage. Door into the...

ENSUITE

White suite comprises low level WC, vanity unit with inset basin and walk-in cubicle with mains shower. Tiled top to toe with vinyl flooring, heated towel rail and extractor.

BEDROOM 2

10' 3" x 9' 6" (3.13m x 2.90m)

Another double bedroom with fitted carpet, uPVC double glazed window, radiator, TV, power points and built-in wardrobe.

SHOWER ROOM

White suite comprises low level WC, vanity unit with inset basin and corner cubicle with mains shower. Tiled top to toe with vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor.

CLOAKROOM / WC

Low level WC and wash hand basin. Fitted carpet, opaque uPVC double glazed window and radiator.

OUTSIDE

Low maintenance frontage and laid to lawn rear garden with patio area and shed offering your outside storage solution. Secure gated access leads to the front of the home.

EAST SUFFOLK COUNCIL TAX - BAND A

ENERGY PERFORMANCE RATING D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

