



2 Merrifield Road, Lowestoft

Offers in Region of £220,000

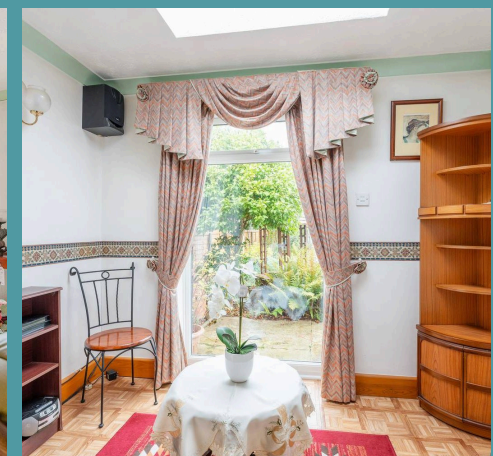
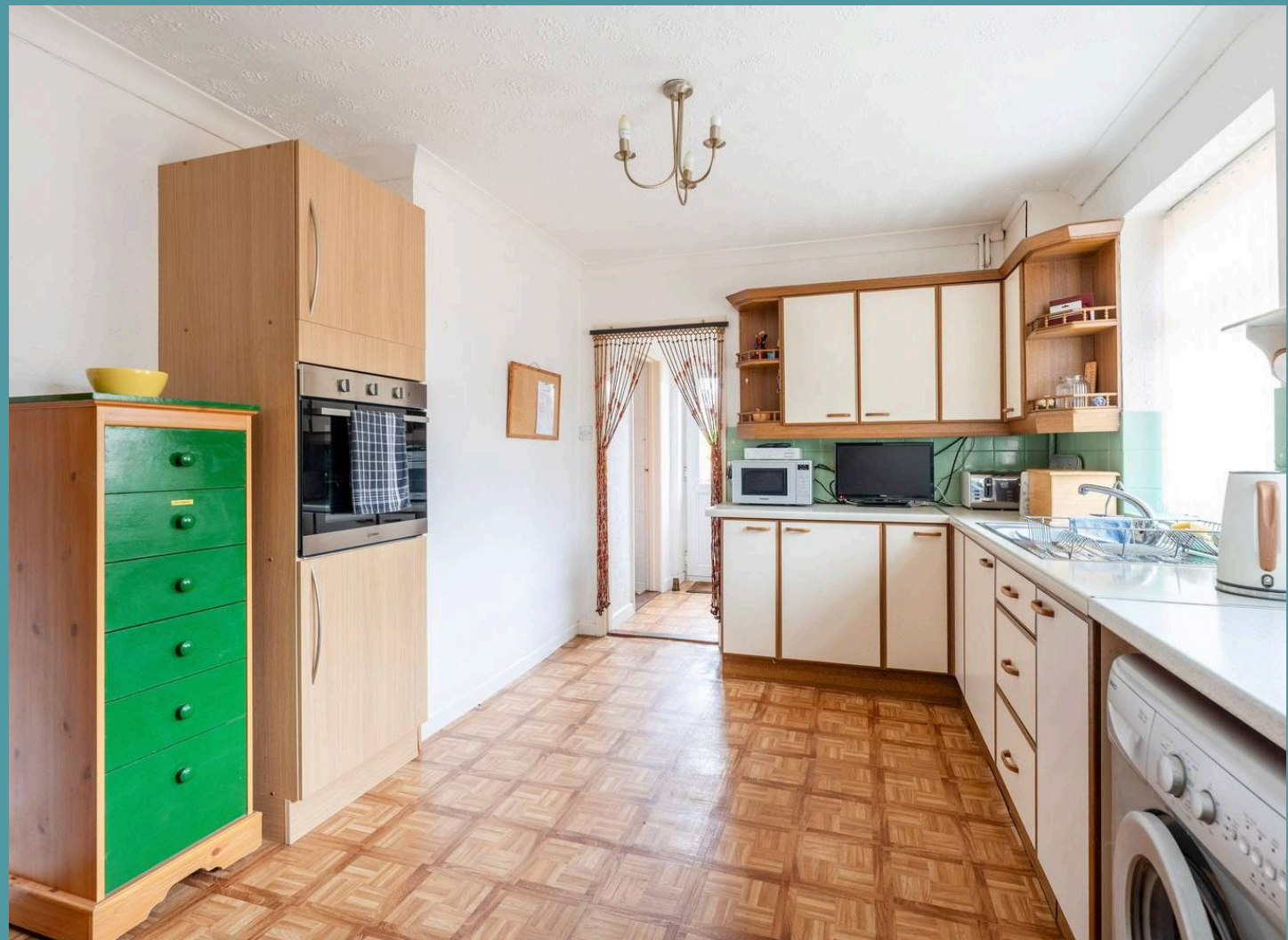
2 Merrifield Road

Pakefield, Lowestoft

This delightful semi-detached bungalow presents a rare opportunity to embrace single-floor living in a wonderful setting. Whether you are looking to downsize or simply seeking a cosy home, this property offers everything you need for comfortable and convenient living. Don't miss the chance to make this charming bungalow your new home.

LOCATION

This property is situated in Pakefield, in the seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



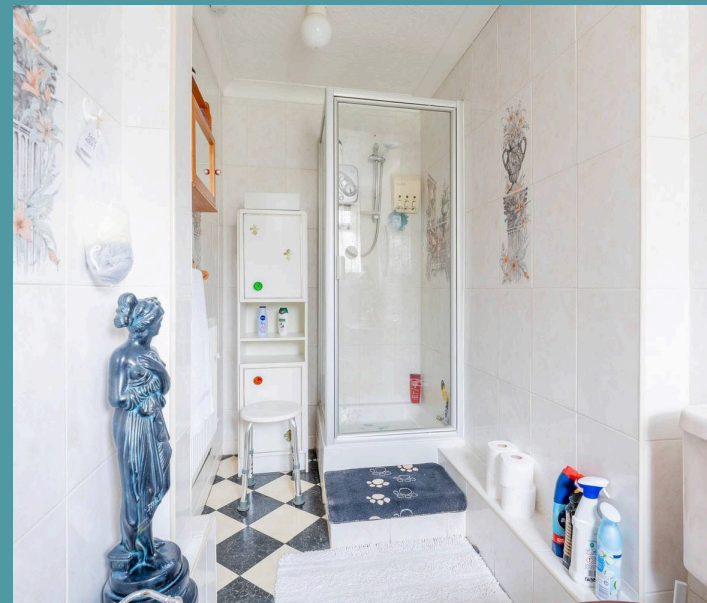


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Upon entering the property, you are greeted by a welcoming and comfortable sitting room, perfect for relaxation or entertaining guests. An extended sunroom provides ample natural light, extending the living space. The kitchen is fitted with units and appliances to be able to cook your favourite meals, while the versatile dining room provides the ideal setting for daily meals or a third bedroom if required. The property features two double bedrooms, each thoughtfully designed to offer relaxation and privacy. Complete with a bathroom and a separate WC, accommodating all residents in the household.

Towards the rear is a well-maintained garden, primarily laid to lawn, with pathways and a patio suitable for your outdoor furniture. The summerhouse and large wooden shed are ideal for storing your garden equipment and tools. Overall, this garden is fully enclosed for seclusion. For added convenience, the property includes a driveway for off-road parking as well as a garage for secure storage.





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AGENTS NOTES

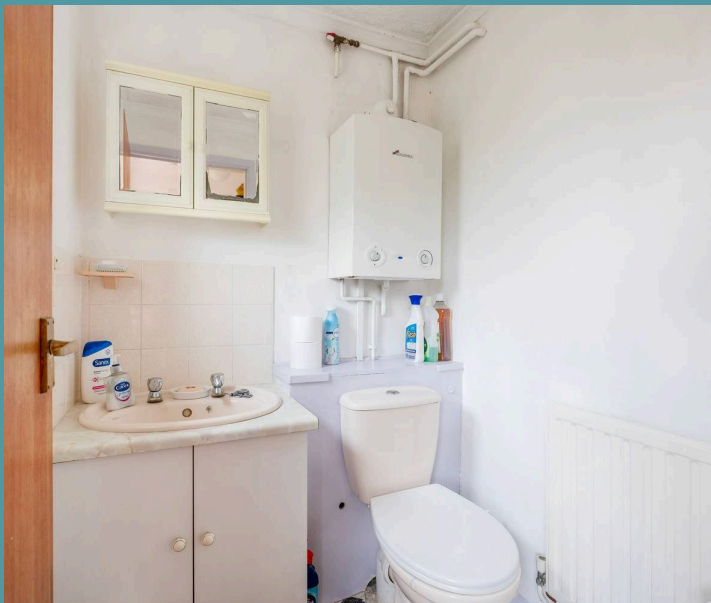
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

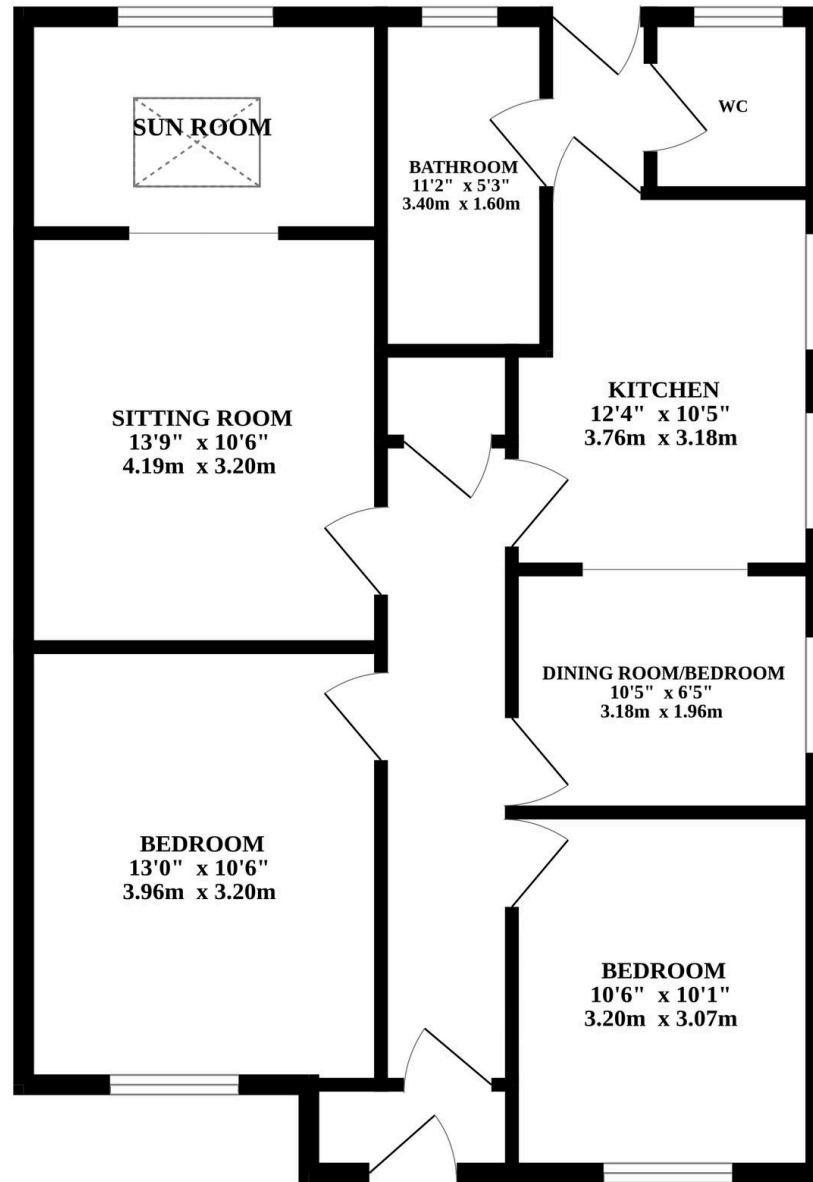
Heating system - Gas central heating.

Council Tax Band: B

- CHARMING SEMI-DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- SUITABLE FOR SOMEONE LOOKING TO DOWNSIZE WITHOUT COMPRISING ON COMFORT AND STYLE
- COMFORTABLE SITTING ROOM - EXTENDED SUN ROOM
- FITTED KITCHEN & A VERSATILE DINING ROOM
- TWO DOUBLE BEDROOMS - POTENTIAL FOR A THIRD BEDROOM IF REQUIRED
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



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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