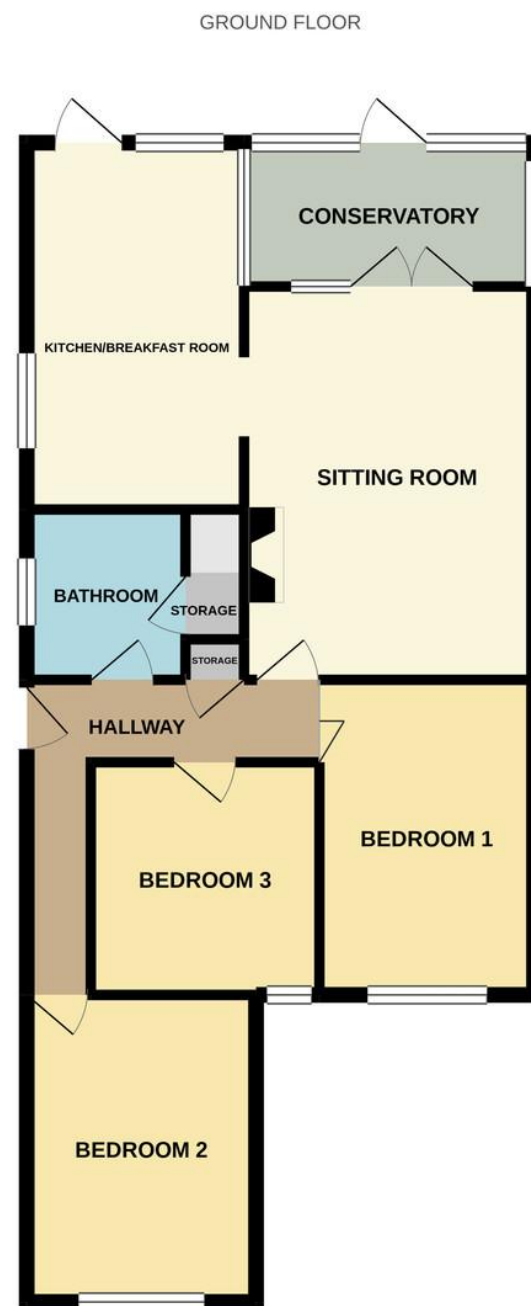


Tenure: Freehold

Council Tax Band: C

EPC Rating : 'TBC'

Local Authority: East Suffolk Council



Head Office
178-180 London Road South
Lowestoft
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NR33 0BB

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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 are 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



£220,000
Asking Price Of



Cranleigh Road

Pakefield, NR33 7EX

- Chain free
- 3 separate bedrooms
- Sought after Pakefield location
- Off road Parking
- Spacious sitting room and kitchen

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**PAUL
HUBBARD**



Description:

ENTRANCE HALL

Wood flooring, UPVC double glazed door opening to side aspect, doors opening to shower room, lounge and bedrooms 1-3

SHOWER ROOM

6' 2" x 6' 2" (1.9m x 1.9m)

UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, electric shower and heated towel rail.

BEDROOM 1

10' 2" x 9' 2" (3.1m x 2.8m)

UPVC double glazed window to rear aspect, laminate flooring and door opening to fitted storage.

BEDROOM 2

11' 1" x 8' 10" (3.4m x 2.7m)

UPVC double glazed window to front aspect and carpet flooring.

BEDROOM 3

8' 10" x 8' 6" (2.7m x 2.6m)

UPVC double glazed window to front aspect and laminate flooring.

SITTING ROOM

14' 9" x 12' 1" (4.5m x 3.7m)

UPVC double glazed French doors opening to conservatory, laminate flooring, gas feature fireplace and door opening to kitchen.

KITCHEN

13' 9" x 8' 10" (4.2m x 2.7m)

2 x UPVC double glazed windows to side and rear aspect along with UPVC double

glazed door opening to rear. Tile flooring, units above and below work surfaces, enamel sink with drainer, integrated oven, induction hob and extractor fan. Spaces for fridge freezer and washing machine.

CONSERVATORY

9' 10" x 4' 11" (3.0m x 1.5m)

UPVC double glazed window surround, UPVC double glazed door opening to rear aspect and laminate flooring.

OUTSIDE

To the front of the property is a brick weave driveway leading up to a detached brick-built garage with light and power. Gated access opens into a separate courtyard garden and walkway leads to the rear of the property.

To the rear is a paved seating area set beneath a lean too with a laid lawn garden sits within a feature flower border.

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.

