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PROPERTY DESCRIPTION:

A well presented and spacious 2 double bedroom detached bungalow situated in a sought after location being close to local shops, bus routes and doctors. The property benefits from a good size lounge/dining room, conservatory, gas heating to radiators, double glazing, modern bathroom, off street parking, detached garage and garden

Breydon Way
Lowestoft NR33 9AS

£179,950



Detached Garage: 17' 4" x 8' 3" (5.28m x 2.51m)
Up and over door, power, light, personal door to rear

Rear Garden:
Patio areas, lawn, flower and shrub beds and borders, shed, green house, gated side access

ACCOMMODATION

Double Glazed Front Door To:

Entrance Porch:

Double glazed panels, storage cupboards, door to:

Lounge/Dining Room: 17' 2" x 12' 7" (5.24m x 3.83m)

Double aspect with double glazed windows to front and side, wall mounted gas fire housing back boiler for gas heating to radiators, television point, telephone point, radiators

Kitchen: 9' 7" x 8' 0" (2.93m x 2.43m)

Sink and drainer with cupboard below, further range of eye and base units, work tops, electric cooker point, space and plumbing for washing machine, room for further electrical appliance, part tiled walls, radiator, cove and textured ceiling, double glazed window and door to:

Conservatory: 12' 6" x 10' 4" (3.82m x 3.16m)

Double glazed windows and door to rear, television point, power points, radiator

Inner Hall:

Loft access

Bedroom 1: 12' 1" x 10' 4" (3.68m x 3.16m)

Double aspect with double glazed window to side and double glazed window to front, double airing cupboard with hot water tank, radiator, cove and textured ceiling

Bedroom 2: 11' 3" x 9' 2" (3.44m x 2.79m)

Double glazed window to rear, radiator, textured ceiling

Modern White Bathroom:

Panel enclosed bath with shower mixer tap, pedestal wash hand basin, low level W.C, part tiled walls, radiator, double glazed window to rear, extractor

Outside:

Front Garden:

Lawn, flower and shrub borders, hedging, off street parking for several vehicles leading to:



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	58	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		63			
		86			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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