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PROPERTY DESCRIPTION:

An extended, spacious and much improved 3 bedroom detached family home situated East of the A12 in Pakefield. The property is in very good decorative order, a modern kitchen/breakfast/utility, ground floor bathroom, spacious lounge, separate dining/family room, first floor shower room, gas heating to radiators, double glazing, off street parking, garage and good size rear garden. Internal inspection is highly recommended

**Grayson Avenue
Pakefield
Lowestoft NR33 7BB**

£269,950



ACCOMMODATION

Entrance Porch:

"Karndeian" flooring, half clad walls, feature stained glass door to:

Dining/Family Room: 14' 1" x 10' 2" (4.3m x 3.1m)

"Karndeian" flooring, double glazed window to front, radiator, television cable, under stairs storage cupboard

Inner hall:

"Karndeian" flooring, radiator, personal door to garage, stairs to first floor landing and doors to lounge and bathroom

Extended Spacious Lounge: 22' 0" x 10' 10" (6.70m x 3.30m)

Feature log burner in marble hearth, "Karndeian" flooring, television cable, double aspect with double glazed panel to side and double glazed patio doors to rear, radiator

Extended Kitchen/Breakfast/Utility 17' 5" x 14' 1" (5.3m x 4.3m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, space for range style gas cooker, space and plumbing for washing machine, integral dishwasher, room for electrical appliance, centre island/breakfast bar with storage cupboards, double glazed windows and double glazed door to rear

Ground Floor Bathroom:

Modern white suite comprising: Panel enclosed bath with shower mixer tap, separate shower over, pedestal wash hand basin, low level W.C, radiator/heated towel rail, tiled walls and floor, extractor

Stairs To First Floor Landing:

Double glazed window to front, loft access, radiator, airing cupboard

Bedroom 1: 16' 9" x 10' 6" (5.1m x 3.2m)

Double glazed window to rear, radiator, television cable, loft access

Bedroom 2: 10' 10" x 10' 6" (3.3m x 3.2m)

Double glazed window to side, radiator, television cable

Bedroom 3: 10' 10" x 10' 2" (3.3m x 3.1m)

Double glazed window to front, radiator, television cable

Shower Room:

Modern shower room comprising: Shower, pedestal wash hand basin, low level W.C, radiator/heated towel rail, double glazed window to side, tiles to floor and walls, recessed spot lights

Outside:

Front:

Block weave driveway, lawn, flower border, gated access to:

Rear Garden:

Landscaped garden with raised patio and further decking area, lawn, flower borders, summer house and two timber sheds



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		82
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	69	
(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		
		70			
		83			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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