



23 Cranesbill Road

Pakefield, Lowestoft, NR33 7EB

£375,000



*** 4 BEDROOM DETACHED HOUSE WITH LARGE EXTENSION / ANNEX *** Stunning family home situated in this desirable Pakefield location. The extension creates extra family living space or could easily become a self contained annex for relatives. This home really has been improved to an outstanding standard with amazing living space including an open plan kitchen diner/day room, large lounge plus an open plan lounge diner within the extension. The enclosed rear garden has a private rear aspect and the front and side driveways along with the brick built garage offer ample off road parking options. This quality home really is one that needs to be seen to be fully appreciated ** VIEWING ADVISED **



Long Entrance Hall

Laminate flooring, flat plastered ceiling, spot lighting, sealed unit double glazed entrance door, radiator.

Lounge 10'11" x 19'3" (3.33 x 5.87)

Solid timber flooring, flat plastered and coved ceiling, large aspect sealed unit bi-folding doors leading to the garden, power points, radiator, T.V point.

Inner Hallway

Laminate flooring, stairs off to the first floor, full length under stair cupboard, further full length storage cupboard.

Kitchen/Diner 11'7" x 19'3" (3.55 x 5.87)

Laminate flooring, full range of modern quality fitted kitchen units, extended roll top work surfaces, double stainless sink with single drainer, electric range oven with stainless steel extraction hood, tiled splash backs, integrated dishwasher, large aspect Upvc windows, flat plastered ceiling, inset spot lighting, recess for fridge/freezer, radiator, ample space for family size table and chairs, T.V point.

Shower Room

Ceramic tiled flooring, shower suite comprising over sized corner shower cubicle enclosed by curved glass screen doors, vanity sink unit, low level W.C with enclosed cistern, fully tiled walls, Upvc window, heated towel rail, extractor fan, flat plastered ceiling, spot lighting.

Study

Laminate flooring, radiator, Upvc window, power points.

Utility Room / Annex

Laminate flooring, modern fitted wall and base units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, Upvc window, extractor fan, flat plastered ceiling, spot lighting, radiator.

Cloakroom / Annex

Laminate flooring, cloakroom suite comprising of full length feature radiator, wall mounted sink, low level W.C.

Annex Lounge/Dining Room 25'11" x 9'9" (7.91 x 2.99)

Laminate flooring, flat plastered ceiling, inset spot lighting, skylight, radiator, T.V point, power points, large aspect bi-folding doors leading to the rear garden.

First Floor

Central landing with fitted carpet.

Bedroom 1 11'5" x 9'10" (3.49 x 3.02)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, T.V point.

Bedroom 2 10'10" x 8'10" (3.31 x 2.71)

Fitted carpet, Upvc window, radiator, power points, T.V point.

Bedroom 3 13'3" x 8'5" (4.05 x 2.59)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 4 13'4" x 7'8" (4.07 x 2.36)

Fitted carpet, Upvc window, radiator, power points.

Family Bathroom

Laminate flooring, quality fitted bathroom suite comprising of a panel bath, vanity sink, low level W.C with enclosed cistern, full length feature radiator/towel rail, Upvc window, inset spot lighting.

Outside To The Front

There is a brick weave driveway providing ample off road parking.

Outside To The Rear

There is a further driveway leading to a detached brick built garage with power points and lighting and to the rear there is an enclosed garden with a very private rear aspect laid to artificial grass, patio seating area, raised fish pond, outside lighting, all enclosed buy high fencing.

Tenure And Services

- Freehold
- Council Tax Band C
- Mains Water And Drainage
- Mains Electricity And Gas

Disclaimer

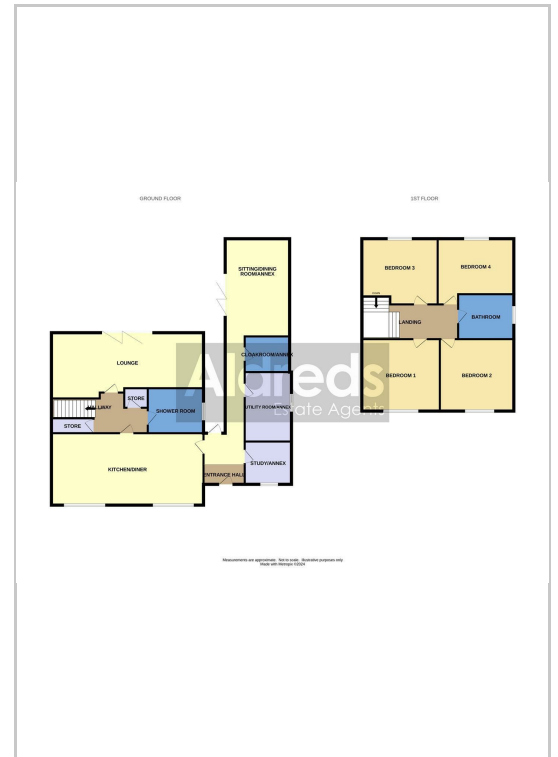
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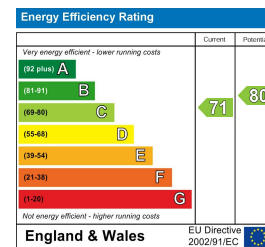
Area Map



Floor Plans



Energy Efficiency Graph



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