



## 7 Patterdale Gardens, Lowestoft

Offers in Region of £285,000

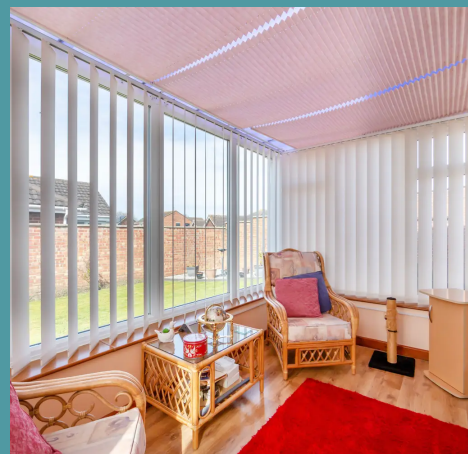
# 7 Patterdale Gardens

## Lowestoft

Experience the epitome of comfortable living in this delightful detached bungalow, thoughtfully designed to offer everything you need on a single floor. Located in the seaside town of Lowestoft, being in close proximity of all local amenities and natural surroundings. With the convenience and ease of single-level living, this property benefits from a sitting room, kitchen/diner, conservatory, bathroom and two bedrooms. Externally you will discover a driveway with garage and a beautiful rear garden.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional 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.



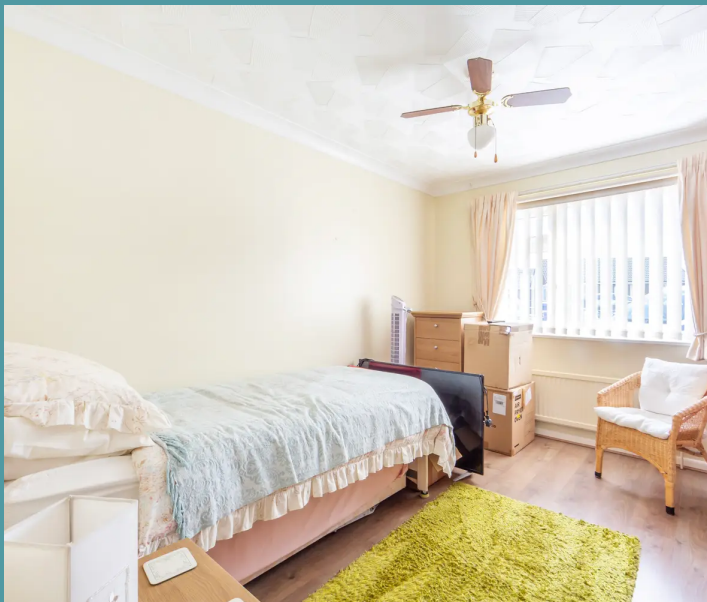


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### Lowestoft

Upon arrival is a delightful first impression to detached residence, which continues to impress throughout. The brick-weave driveway provides off-road parking for all family members and visitors, whilst the garage offers additional secure parking or storage space.

Step inside where you are instantly greeted by a bright and welcoming entrance hall, allowing access into all rooms. Positioned at the front of the residence is a comfortable sitting room, immediately capturing your attention with its warm ambiance. This is where you can showcase your most comfortable furniture and decorative pieces. The open-plan kitchen/dining room is well-equipped with fitted units and appliances to be able to cook your favourite meals. Offering ample amount of storage space and under-counter areas for your laundry essentials. Transitioning over to the dining area, encouraging gatherings with loved ones. The presence of a conservatory offers panoramic garden views, allowing you to enjoy the outdoors within the comfort of your home. The accommodation includes two bedrooms, each thoughtfully designed to offer relaxation and privacy. One of which has the versatility to be a dressing room, guest bedroom or study. The bathroom comprises of a three piece suite, accommodating all residents and visitors.





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### Lowestoft

Leading out the conservatory doors onto the patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or your dining parties during the summer months. Following down to the large laid to lawn garden, where shingle areas surround the boundaries. Overall, this enjoyable space is privately enclosed so you can unwind in seclusion.

### AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating

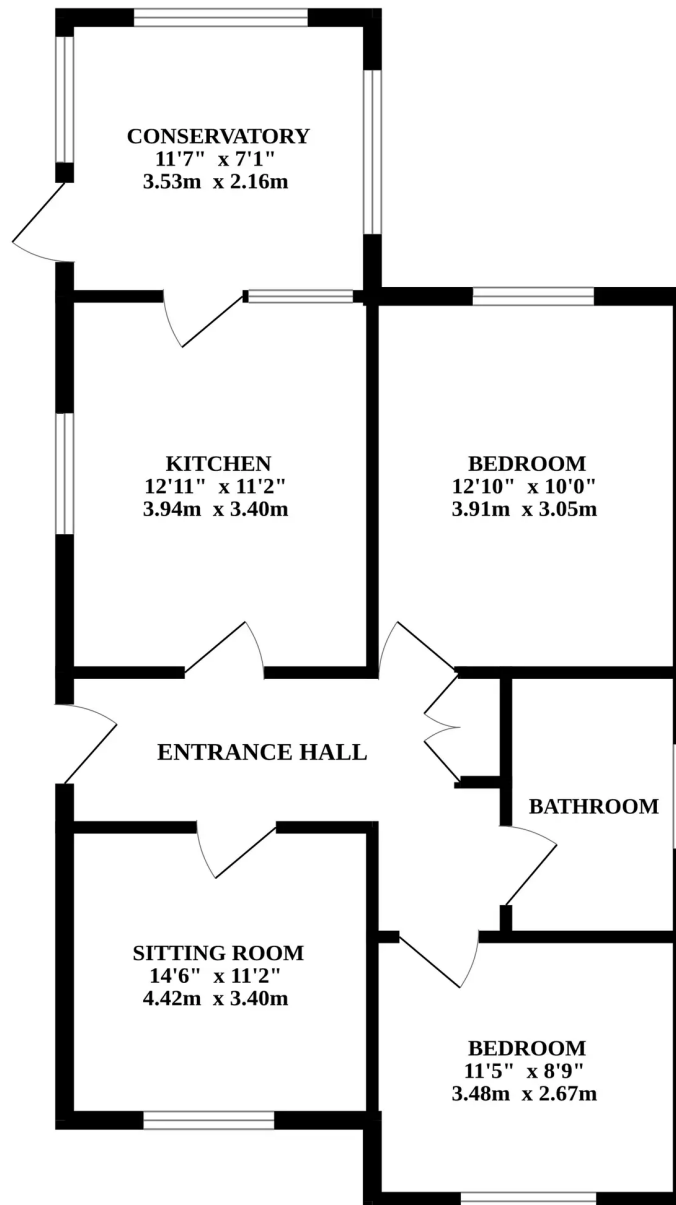
Solar panels earning £1000 p/a.

Council Tax Band: C

- BEAUTIFUL DETACHED RESIDENCE
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- QUIET RESIDENTIAL AREA
- OPEN-PLAN KITCHEN/DINING ROOM
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- CONSERVATORY OFFERING GARDEN VIEWS
- TWO BEDROOMS & A BATHROOM
- WELL MAINTAINED GARDEN - FULLY ENCLOSED
- BRICK-WEAVE DRIVEWAY & 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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