

£200,000  
Asking Price



## Morton Road Lowestoft, NR33 0JH

- 3 well-proportioned bedrooms
- Bright and comfortable sitting room
- Separate dining area ideal for meals and entertaining
- Functional and fitted kitchen
- Light-filled conservatory overlooking the garden
- Family bathroom
- Enclosed rear garden – great for relaxing or entertaining
- Off-road parking at the rear of the property
- Located in a popular area of Pakefield
- Close to local shops, schools, and public transport links

**PAUL  
HUBBARD**





### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance hall

Entrance door and window to the front aspect, carpet flooring throughout, a radiator, stairs leading to the first floor landing and a door opens to the sitting/ dining room.



### Sitting/ Dining Room

7.13m x 3.91m

Window to the front aspect, carpet flooring throughout, electric fireplace, X2 radiators, storage cupboard, an opening to the kitchen and French doors opening to the conservatory.

### Kitchen

2.78m x 2.29m

Window to the rear aspect leading through to the conservatory, carpet flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, integrated extractor fan, oven and hob, spaces for a fridge/ freezer and a washing machine and a cupboard houses the gas combi boiler.



### Conservatory

4.16m x 3.38m

Windows surround, French doors to the rear garden, tile flooring throughout and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom, airing cupboard and bedrooms 1-3.



### Bathroom

2.50m x 1.75m

Obscure window to the rear aspect, vinyl flooring throughout, bath with overhead shower, vanity unit with inset sink, toilet, a shower within an enclosed cubicle and a radiator.





### Bedroom 1

3.41m x 2.80m

Window to the front aspect, carpet flooring throughout, built in units, a radiator and space for a double bed.

### Bedroom 2

3.54m x 2.34m

Window to the rear aspect, carpet flooring throughout, a radiator and space for a double bed.

### Bedroom 3

2.54m x 2.02m

Window to the front aspect, carpet flooring throughout and a radiator.



### Outside

To the front, the home features a neat brick surround, a purple slate area for low-maintenance appeal, and a pathway leading to the main entrance, creating a tidy and welcoming first impression.

The property benefits from a south-east facing rear garden, ideal for enjoying the morning and early afternoon sun. A patio area provides space for outdoor seating or dining, leading onto a well-kept laid lawn bordered by mature plants, trees, and shrubs, adding privacy and greenery.



Two garden sheds offer practical storage solutions, while gated access to the rear allows for off-road parking. The garden is fully enclosed by fencing, making it safe and secure, perfect for families or pet owners.

### Financial services

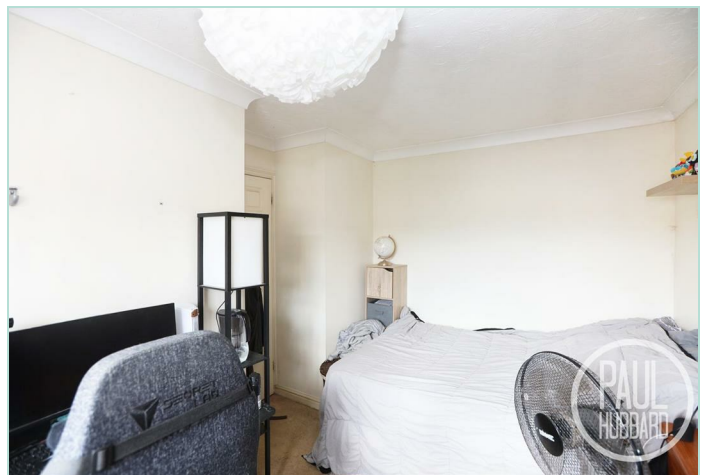
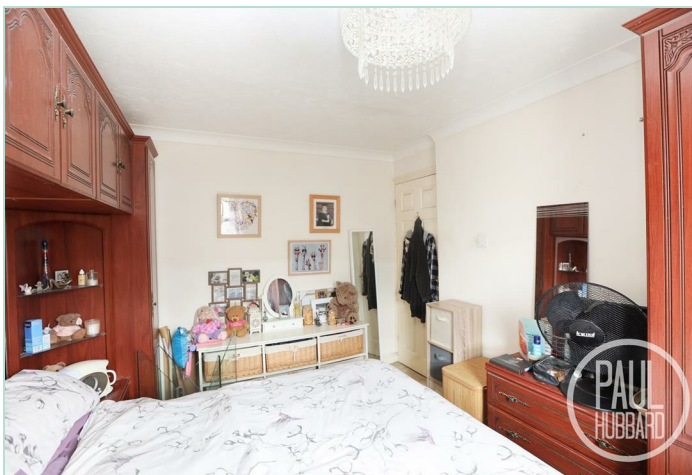
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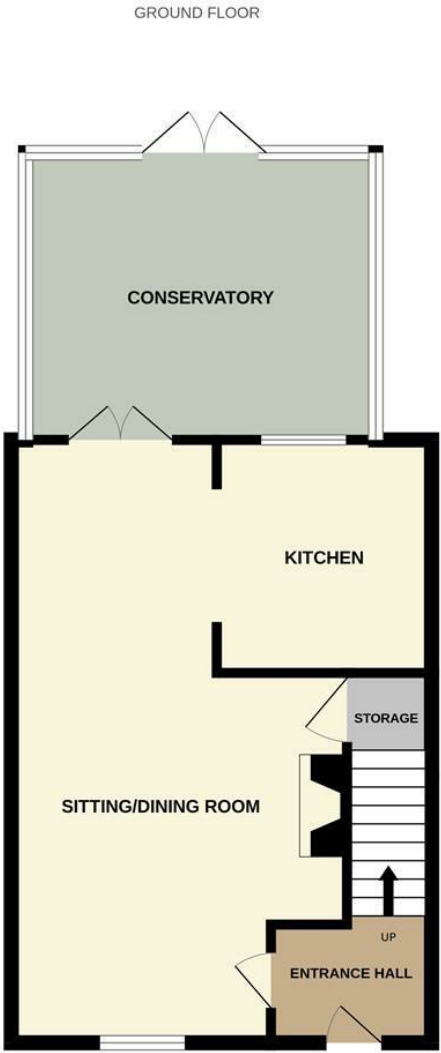






Tenure: Freehold  
Council Tax Band: B  
EPC Rating:  
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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**Paul Hubbard Estate Agents**  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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