35 Walmer Road

, Lowestoft, NR33 7LE

Guide Price £325,000

3 1 2 D

Extremely well presented and spacious detached bungalow, ideally situated in the sought-after Pakefield area, offering three double bedrooms, modern open-plan living spaces and stylish decor throughout. The property benefits from a modern fitted kitchen, bright lounge/diner and conservatory, alongside a contemporary shower room. Outside, there is a sizeable south-west facing rear garden, detached garage and a shingle driveway providing off-road parking for multiple vehicles. Conveniently located close to local amenities, shops and schools, with excellent transport links nearby, this is an impressive bungalow offering generous accommodation both inside and out.

Location - Pakefield

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking 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.

Porch

UPVC double glazed door to the side aspect, tile flooring and door opening to entrance hall.

Entrance Hall

Laminate flooring, loft hatch with ladder, radiator and doors opening to the shower room, kitchen & bedrooms 1-3.

Bedroom 1 13'8" into bay x 9'10" (4.19m into bay x 3.02m)

UPVC double glazed bay window to the front aspect, radiator and carpet flooring.

Bedroom 2 11'10" x 9'11" (3.61m x 3.03m)

UPVC double glazed window to the front aspect, radiator, carpet flooring and a feature fireplace.

Bedroom 3 9'10" x 9'10" (3.00m x 3.01m)

UPVC double glazed window to the side aspect, carpet flooring, radiator and door opening to a storage cupboard (housing the gas combi boiler).

Shower Room 6'5" x 6'2" (1.97m x 1.89m)

UPVC double glazed obscure window to the side aspect, tile flooring, toilet, wall-mounted hand wash basin set into a vanity unit with a mixer tap, heated towel rail, spotlights, extractor fan and a mains-fed walk-in shower with both handheld & rainfall heads, with a glass screen.

Kitchen 11'11" x 9'10" (3.65m x 3.01m)

Tile flooring, radiator, spotlights, units above and below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, extractor hood, integrated fridge-freezer, washing machine & dishwasher and an opening seamlessly connects into the lounge/diner.

Lounge/Diner 14'9" into bay x 20'1" max (4.51m into bay x 6.14m max)

Laminate flooring, x2 radiators, connected via an archway opening, x2 sets of UPVC French doors opening to the rear aspect (one to the garden & one to the conservatory).

Conservatory 11'7" x 8'2" (3.55m x 2.51m)

Laminate flooring, dual aspect UPVC double glazed window surrounds and UPVC French doors opening to the rear garden.

Outside

To the front of the property cast iron gates open to a shingle driveway with space for multiple vehicles, recently laid lawn front garden with shingle and sleeper borders, steps which lead up to the main entrance door, timber gate opening to side access, the garage and opening to the rear garden.

To the rear of the property a good size shingle seating area with raised sleeper borders that leads up to a south west facing, laid lawn garden with mature trees, all fully enclosed within a timber fence surround.

Garage
4.9m x 2.5m
A purposefully built detached garage with up and over door to front aspect.

Financial Services

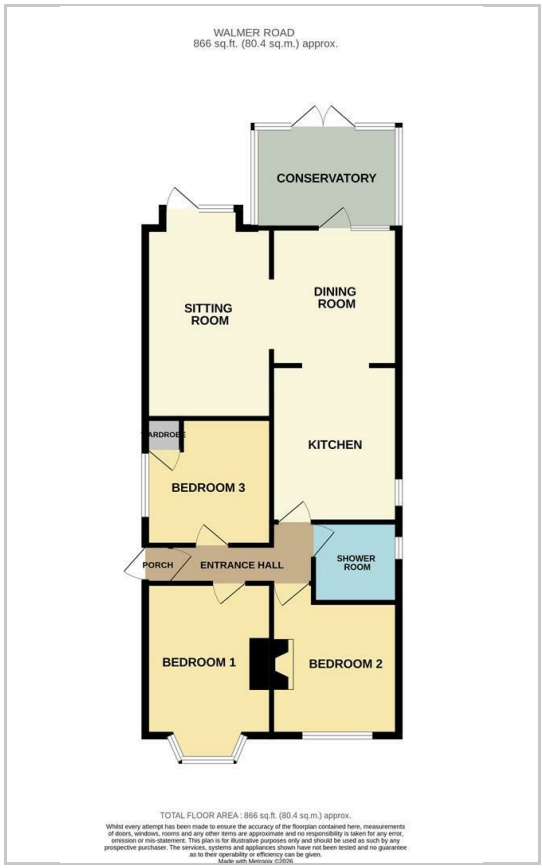
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Buyer AML - £42 inc VAT

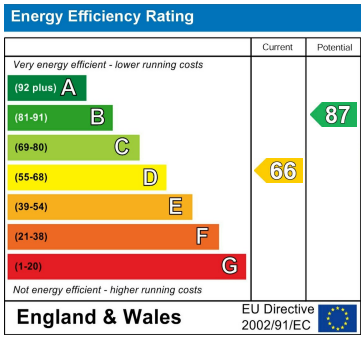
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

Area Map

Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com