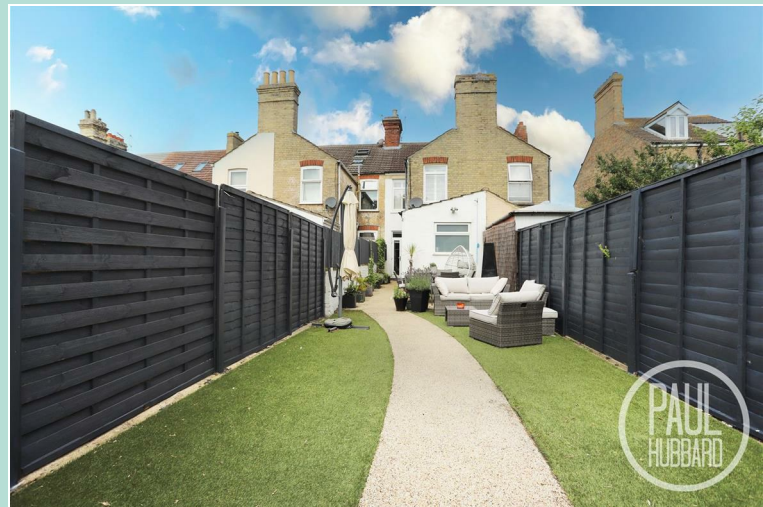


£230,000  
Guide Price



## London Road Pakefield, NR33 0LE

- Well presented bay fronted family home
- In sought after pakefield location
- 3 bedrooms
- 2 reception rooms
- Ground floor bathroom & first floor shower room
- Modern décor throughout
- Fully enclosed rear garden
- Gas central heating with combi boiler
- Close to local amenities, shops & schools
- Great transport links



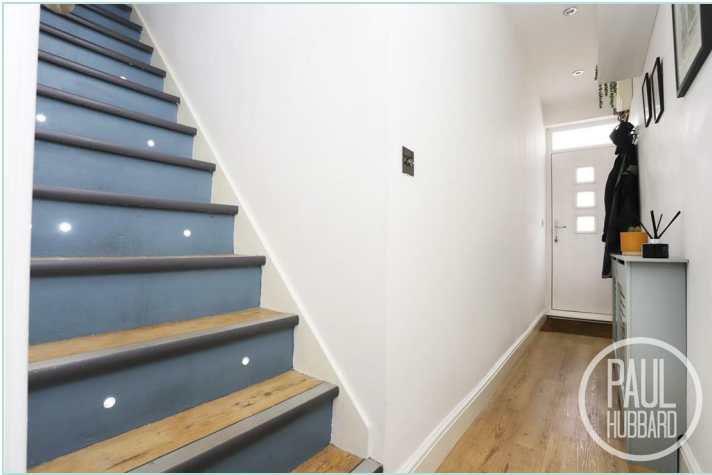


### Location

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.

### Entrance Hall

Composite entrance door to the front aspect, Karndean flooring, fitted door mat, radiator, down lights, stairs leading to the first floor landing, feature lighting and a door opens into the dining room.



### Dining Room

3.79 x 3.65

Karndean flooring, down lights, radiator, recessed fireplace, a door opens to the sitting room, an opening leads through to the kitchen and UPVC French doors open out to the rear garden.

### Sitting Room

5.40 max into bay x 2.87 max

Karndean flooring, UPVC double glazed bay window to the front aspect, down lights, radiator and a built-in storage cupboard.



### Kitchen

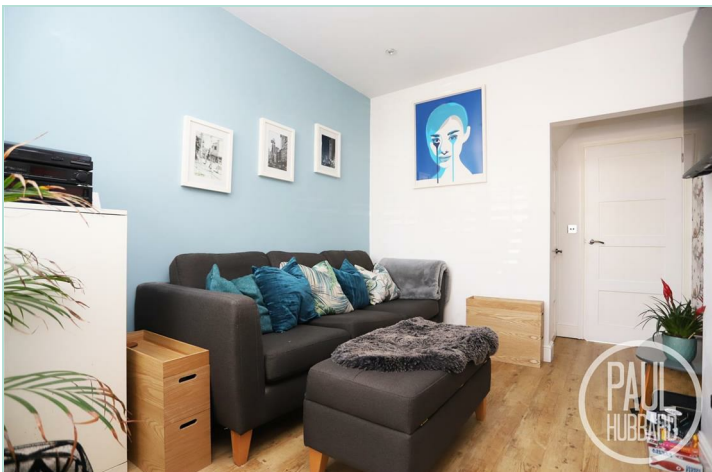
4.38 x 2.27

Karndean flooring, UPVC double glazed window to the side aspect, mirrored vertical radiator, down lights, units above & below, under cabinet lighting, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven & microwave, ceramic hob, extractor hood, integrated fridge-freezer & dishwasher, space for a washing machine and a door opens into the bathroom.

### Bathroom

2.30 x 1.83

Karndean flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, down lights, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, a mains-fed shower with both handheld & rainfall heads and tile splash backs.



### Bedroom 1

3.80 x 3.58

Karndean flooring, UPVC double glazed window to the front aspect, fitted shutter blinds, radiator and a built-in storage cupboard.



### Bedroom 2

3.80 x 3.64

Fitted carpet, UPVC double glazed window to the rear aspect, fitted shutter blinds, radiator and an archway opening leads to a hallway with doors to the en-suite shower room & bedroom 3.

### En-suite Shower Room

1.79 x 1.38

Karndean flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, pedestal wash basin with hot & cold taps, mains-fed shower set into a cubicle enclose and tile splash backs.



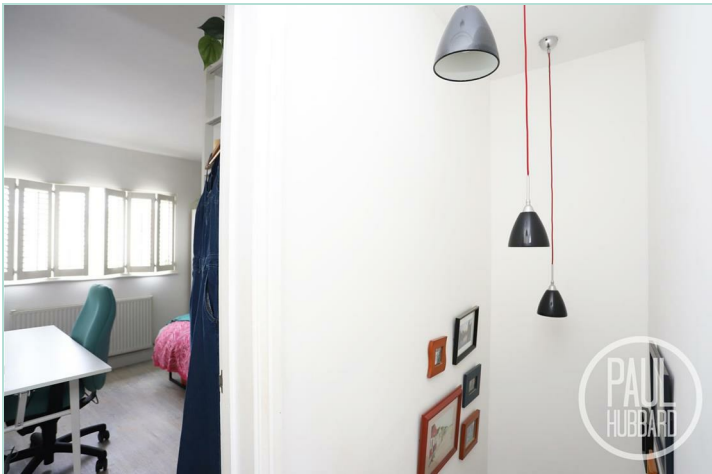
### Bedroom 3

2.44 x 2.27

A versatile space perfect for a single bedroom, nursery or home office. Featuring fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Outside

Accessed via secure gated entry, the front of the property boasts a beautifully maintained artificial lawn with a stylish resin pathway leading to the main entrance. Fully enclosed by a classic brick wall, this welcoming frontage offers both privacy and curb appeal.



Designed for low-maintenance living and outdoor enjoyment, the rear garden features a high-quality resin patio and pathway, an artificial lawn, and a concrete patio at the rear - perfect for summer BBQs and entertaining. Additional highlights include outdoor lighting, a water tap, a timber storage shed, and gated rear access. The space is fully enclosed by a combination of panel fencing and brick walling, ensuring a safe and private setting.

### 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.







Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: C TBC  
 Local Authority: East Suffolk Council

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>	69	80
(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	

GROUND FLOOR

1ST 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements