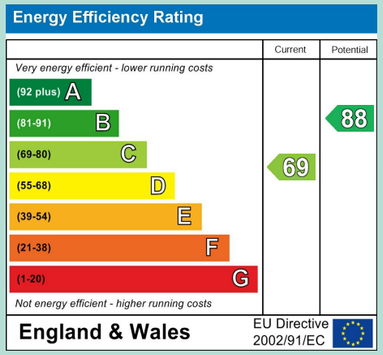
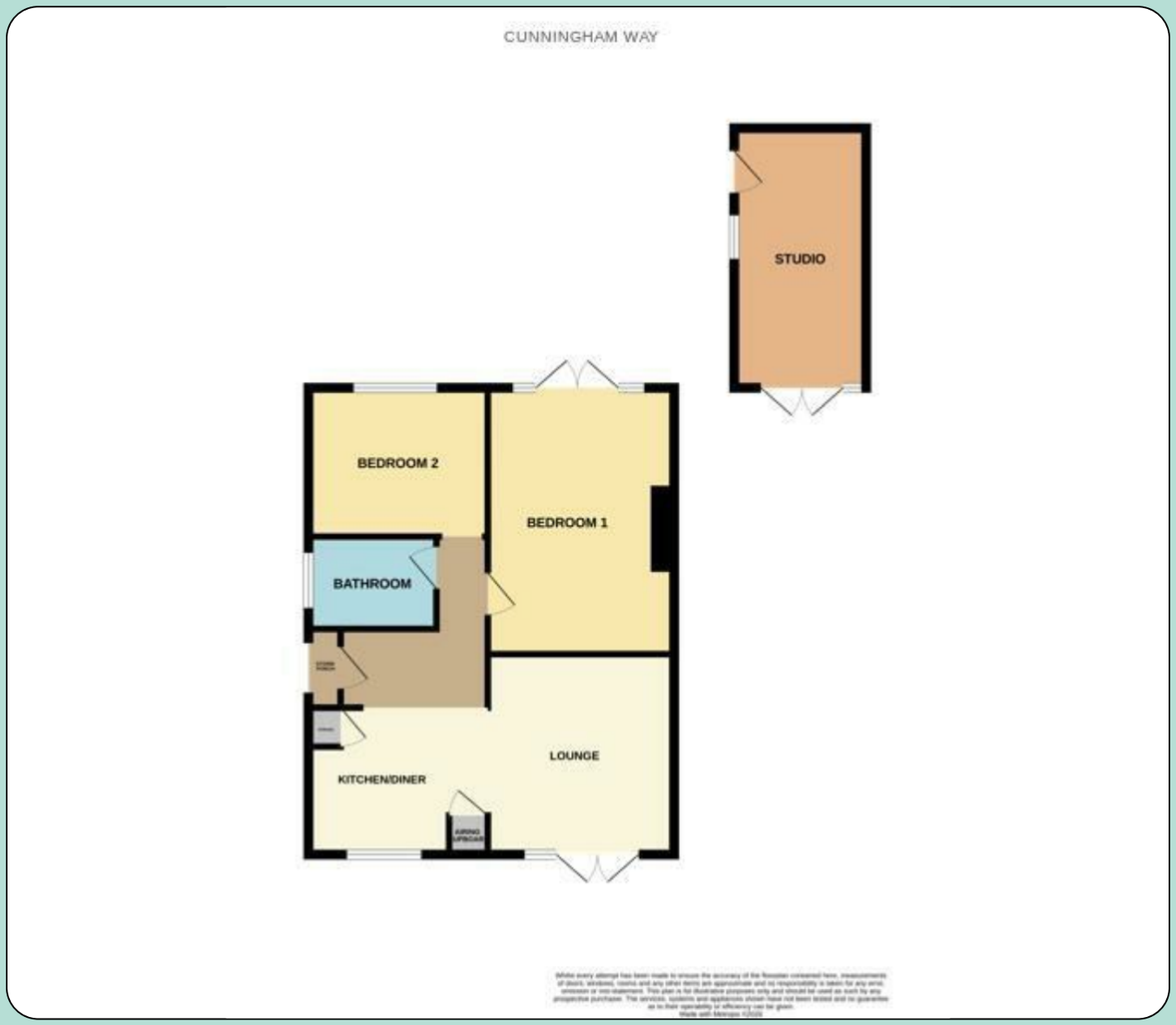
www.paulhubbardonline.com

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











Cunningham Way

Lowestoft, NR33 7DD

- Semi detached bungalow
- Tucked away on a sought after cul-de-sac in Pakefield
- Presented to an extremely high standard
- Modern décor throughout
- Open-plan living space
- 2 separate bedrooms
- Gardens front & rear
- Versatile studio/ home office space
- Moments from the gorgeous Pakefield beach
- Close to local amenities, shops & schools

e - info@paulhubbardonline.com t - 01502 531218

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

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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









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.

Summary

Situated within a sought-after cul-de-sac in the heart of desirable Pakefield, this beautifully presented semi-detached bungalow offers stylish, modern open-plan living in a peaceful coastal setting. Finished to an exceptional standard throughout, the property features two separate bedrooms, a contemporary bathroom, attractive front and rear gardens, ample off-road parking and a versatile detached studio, ideal as a home office or creative space. Just moments from the stunning Pakefield beach, picturesque cliff-top and coastal walks, as well as the historic All Saints and St Margaret Church, this superb home enjoys an enviable position where some of the area's most scenic surroundings are quite literally on your doorstep. With local shops, amenities, schools and excellent transport links all within easy reach, this is an ideal opportunity for those seeking a move-in-ready home by the coast.

Open-Plan Living Space

6.01 max x 3.64 max

Composite entrance door to the side aspect, vinyl flooring, UPVC double glazed window to the rear aspect, radiator, x2 built-in storage cupboards, units above & below, composite work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & glass splash back, integrated dishwasher, washing machine & fridge, feature pendant lighting, vertical radiator and a UPVC double glazed window & French doors to the rear aspect.

Bedroom 1

4.84 x 3.35

Vinyl flooring, UPVC double glazed widows & French doors to the front aspect and a radiator.

Bedroom 2

3.25 x 2.70

Vinyl flooring, UPVC double glazed window to the front aspect and a radiator.

Bathroom

2.34 x 2.70

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, toilet, wall mounted wash basin with hot & cold taps and a panelled bath with a mixer tap & a handheld shower attachment.

Outside

The property is set back from the road behind an attractive front garden, predominantly laid to lawn with well-maintained planted borders featuring a variety of mature plants and shrubs. A generous driveway provides off-road parking for multiple vehicles. The main entrance is positioned to the side beneath a storm porch, while French doors provide access to the converted garage studio. Gated side access leads through to the enclosed rear garden.

The rear garden is mainly laid to lawn with a patio area, creating an ideal space for outdoor dining and entertaining. Well-stocked borders filled with an array of established plants and shrubs add colour and interest, while pedestrian access to the garage enhances the practicality of the outdoor space.

Studio

4.71 x 2.43

The former garage has been thoughtfully converted into a versatile studio, offering an excellent space for home working, hobbies, a gym or creative pursuits. Benefitting from UPVC double glazing, power and lighting, this flexible room can easily adapt to suit a variety of lifestyle needs.

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.







