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Sunningdale Avenue

Suffolk, NR33 7DB

- Stunning balcony with sea views
- Four separate bedrooms
- Walking distance to Pakefield beach
- Ample off road parking
- Separate porch and entrance hall
- Close to local amenities
- Ideal for public transport links
- Garage with light and power
- Ideal family home
- Sought after Pakefiled location

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Location

Pakefield is a village located around 2 miles south of the centre of the town of Lowestoft in Suffolk, England.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. Pakefield is within catchment for various prestigious schools, ideally located for public transport links and the village is home to fantastic local restaurants and shops.

Entrance porch

4.74m x 1.31m

UPVC double glazed door to front aspect and windows to side aspect, tile flooring, radiator, opening to utility room and timber door to side aspect opening into the entrance hall.

Utility room

3.19m x 1.24m

UPVC double glazed door to rear aspect opening into the garden, tile flooring, radiator, laminate work surface with space below for appliances including a washing machine and tumble dryer. Door opening to a cupboard.

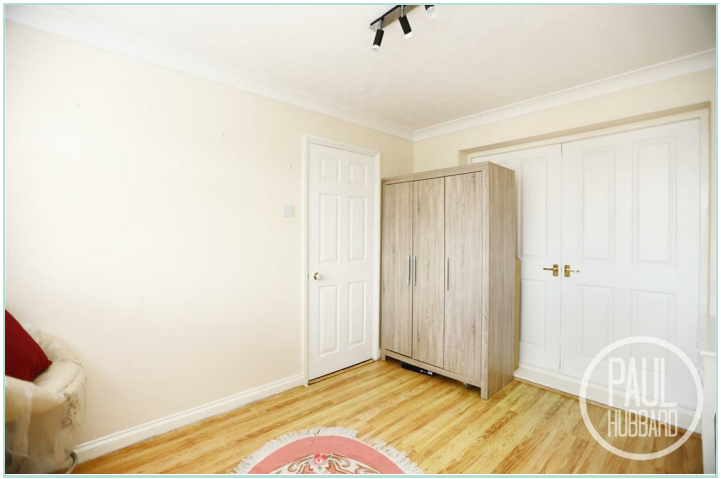
Hallway

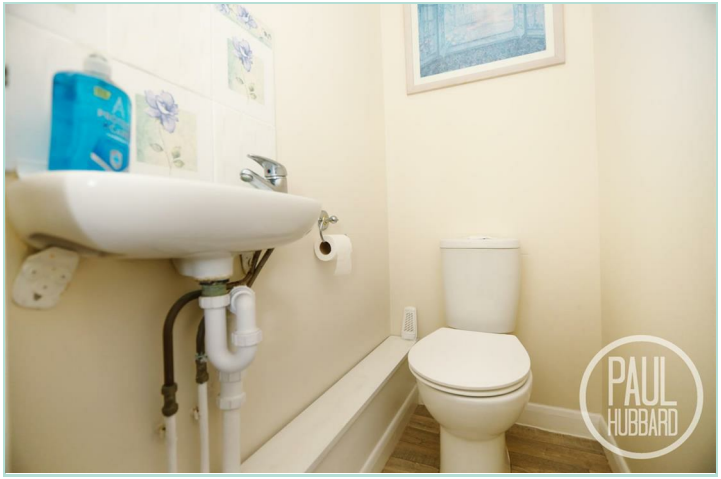
Carpet flooring, stairs leading to the main living area located on the first floor, radiator, doors opening to the family bathroom and bedrooms 1-3.

Bathroom

2.16m x 2.08m

Timber single glazed window to side aspect, tile flooring, tile walls, vanity unit with inset wash basin, toilet with hidden cistern, p-shape bath with mains fed rainfall shower and handheld attachment above, doors opening to x2 storage cupboard- one of which houses a gas combi boiler.





Bedroom 1

3.36m x 3.21m

UPVC double glazed window to rear aspect, carpet flooring, radiator, opening to dressing area with sliding doors to a built in wardrobe.

Bedroom 2

2.71m x 2.58m

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

Bedroom 3

2.71m x 2.58m

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

Stairs to main living area

Sitting room

4.62m x 4.49m

x2 UPVC double glazed windows to front aspect, carpet flooring, dado rail, x2 radiators, opening to kitchen/diner and doors opening to a WC and bedroom 4/study room.

Kitchen/ Dining room

5.59m x 3.20m

With stunning sea views this kitchen/diner comprises of x2 UPVC double glazed windows to rear aspect, carpet flooring leading up to tile, radiator, dado rail, part tile walls, a selection of units above and below, laminate work surfaces, composite sink with drainer, extractor fan, 4 ring gas hob, integrated oven and space for appliances including a washing machine and fridge/freezer.

WC

2.08m x 0,.89m

A small lobby area with UPVC double glazed window and carpet flooring leads to a door opening to a WC with vinyl flooring, radiator, wall mounted hand wash basin, toilet and UPVC double glazed window to side aspect.

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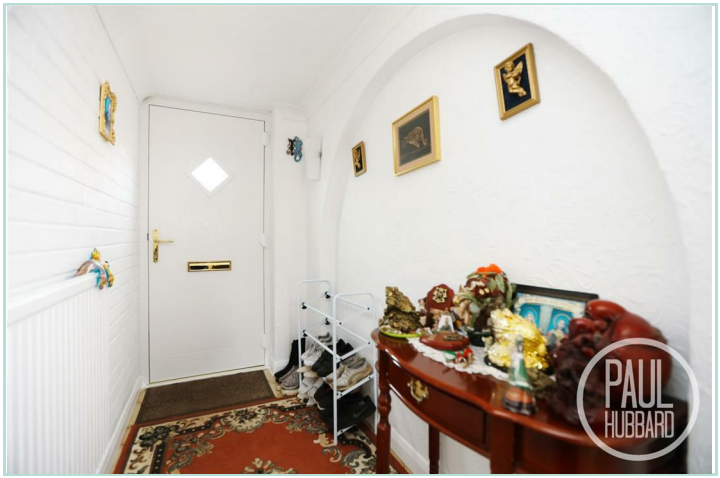

Bedroom 4/ Study

3.35m x 2.66m

UPVC double glazed window to front aspect, laminate flooring, radiator, double internal doors opening to the sunroom.

Sun room

2.91m x 2.46m

UPVC double glazed windows to side and rear aspects with french doors opening onto a balcony boasting stunning sea views. Laminate flooring and a sliding door opening to kitchen/diner.

Outside

To the front of the property a sizeable brick weave driveway with space for multiple vehicles which leads up to the garage, raised plant and shrub flower bed and the main entrance door.

To the rear of the property a fully enclosed laid lawn garden with plant and shrub borders, a raised feature pond, purposefully built bbq area, brick weave seating area and timber summerhouse. A concrete pad and artificial lawn leads up to the garage which also provides access for an additional off road parking space.

Garage (2.7m x 6.1m)

Up and over doors to front and rear aspects, light and power.

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.

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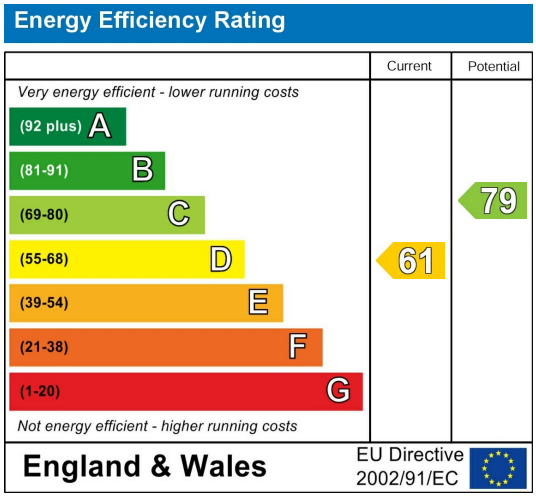
Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council



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