

£325,000  
Asking Price



## Walmer Close

Pakefield, NR33 7LF

- No onward chain!
- Charming detached bungalow
- 3 separate bedrooms
- Set on a sought after cul-de-sac in Pakefield
- Off road parking for multiple vehicles
- Garage
- Recently fitted gas combi boiler & consumer unit
- Large wrap around garden
- Gas central heating
- Close to local amenities, shops & schools





### 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.

### Porch

Timber frame door & dual aspect double glazed windows, laminate flooring, space for storing coats & shoes and a doorway opening leads into the hallway.

### Hallway

Laminate flooring, UPVC double glazed window to the side aspect, spotlights, loft access and doors opening to all internal rooms plus a built-in storage cupboard.

### Sitting Room

4.89 x 3.63

Laminate flooring, dual aspect UPVC double glazed windows, radiator, spotlights and an open fireplace.

### Kitchen

3.56 x 2.71

The perfect space for customisation featuring a UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for appliances, x2 built-in storage cupboards and a door opens to the exterior.

### Bathroom

2.54 max x 1.25 max

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and part-tiled walls.



### Bedroom 1

3.56 x 3.32

Wood flooring, UPVC double glazed window to the rear aspect, spotlights and a radiator.

### Bedroom 2

3.31 x 3.30

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Bedroom 3

3.02 x 2.12

Fitted carpet, UPVC double glazed window to the side aspect, spotlights and a radiator.

### Outside

A spacious shingled frontage provides ample off-road parking for multiple vehicles and leads to the garage. Attractive raised and fully stocked planted borders enhance the curb appeal, while a paved pathway guides you to the main entrance door. There is gated access to the rear on both sides of the property.



The wrap-around garden features a generous lawn area complemented by raised, well-stocked planters, a greenhouse, and a mature tree. To one side, there is a shingled area, while the opposite side offers a paved patio with an outdoor tap — ideal for entertaining or relaxing. Large double gates open to the rear, and the entire garden is fully enclosed with a panel-fenced surround, providing privacy and security.

### 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: C  
 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>	70	78
(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	

WALMER CLOSE



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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