

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

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 10 | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



£325,000
Asking Price



London Road South Pakefield, NR33 0LF

- A unique and stunning period conversion
- Renovated to an exceptional standard
- Chain free
- Bespoke handmade kitchen and utility
- Original period features throughout
- 4 double bedrooms
- 2 Bathrooms & ground floor cloakroom
- Impeccable attention to detail throughout
- Sought after Pakefield location
- Set over 3 floors



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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



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 opens into the hallway, herringbone LVT flooring, antique style radiator, part panelled walls, wall mounted unit, oak work surface, cupboard housing fuse board, doors opening into the sitting room & dining room and stairs leading up to the first floor landing.

SITTING ROOM

4.2 x 4.0
Fitted carpet, UPVC double glazed bay window to the front aspect, recessed chimney breast with oak mantle, antique style radiator and fitted shelves.

DINING ROOM

3.5 x 3.2
Herringbone LVT flooring, part panelled walls, antique style radiator, recessed chimney breast with oak mantle, a door opens into the rear garden and an opening leads through into the kitchen/ breakfast room.

KITCHEN/ BREAKFAST ROOM

3.5 x 2.0
Herringbone LVT flooring, x3 UPVC double glazed windows to the side and rear aspect, vertical radiator, down lights, units above and below oak work surface, oak shelves, part tiled walls, inset double butler sink with mixer tap, integrated dishwasher, extractor fan & fridge-freezer, space for an oven and a door opens into the utility room.

UTILITY ROOM

2.8 x 1.8
A step leads down into the utility room which consists of herringbone LVT flooring, UPVC double glazed window to the side aspect, part tiled walls, down lights, units providing space for a washing machine & tumble dryer, oak work surface, x3 built in storage cupboards and a door opens into the cloakroom.

CLOAKROOM

2.3 x 0.8
Herringbone LVT flooring, tiled walls, heated towel rail, back to wall toilet, antique style washstand basin with hot & cold taps and an LED touch light mirror.

STAIRS LEADING TO FIRST FLOOR LANDING

Fitted carpet, down lights, part panelled walls, vertical radiator, doors opening into bedrooms 1- 3 along with the family bathroom & airing cupboard and stairs lead up to the second floor landing.

BEDROOM 1

4.9 x 5.1
Fitted carpet, UPVC double glazed bay window to the front aspect, part panelled walls, feature period fireplace & mantle and x2 vertical radiator.

BEDROOM 2

4.7 x 3.3
Fitted carpet, UPVC double glazed window to the rear aspect, feature period fireplace & mantle and radiator.

BEDROOM 3

3.5 x 3.2
Fitted carpet, UPVC double glazed window to the rear aspect and radiator.

BATHROOM

1.9 x 1.8
Vinyl flooring, UPVC double glazed obscure window to the side aspect, down lights, vertical heated towel rail, extractor fan, part tiled & panelled walls, suite comprises of low level WC, freestanding roll top bath with antique style mixer tap & hand held shower attachment, wash basin set into a vanity unit, walk in mains fed shower with rainfall & hand held heads and a decorative shower screen.

STAIRS LEADING TO SECOND FLOOR LANDING

Fitted carpet and doors opening to bedroom 4 & bathroom 2.

BEDROOM 4

5.1 x 5.0
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

BATHROOM 2

Vinyl flooring, down lights, part tiled walls, antique style heated towel rail, extractor fan, suite consists of low level WC, panelled bath with antique style mixer tap & hand held shower attachment, a wash basin set into a vanity unit with a mixer tap & a LED motion sensor mirror.

OUTSIDE

The front of the property consists of an original tile pathway leading to the main entrance door and a small shingle front garden .

To the rear of the a concrete pathway leads up to a raised patio seating area with a door opening to the brick built outhouse. A timber gate is located to the rear aspect opening into a communal alley.

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.

