

£500,000  
Asking Price



## Stradbroke Road

Lowestoft, NR33 7HY

- Spacious, detached family home
- Sought after Pakefield location
- Beautifully presented throughout
- Generous sized rear garden
- 5 Separate, good size bedrooms
- Stunning open plan ground floor layout
- Off road parking for multiple vehicles
- Utility room and ground floor WC
- Purposefully built garage to the rear
- Close to local amenities and local schools

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### 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.

### Entrance Porch

1.66m x 1.62m

Composite entrance door to the front aspect, LVT flooring, radiator, spotlights and solid oak doors opening to the cloakroom and hallway.



### WC

1.62m x 0.80m

LVT flooring, UPVC double glazed obscure window to the side aspect, electric radiator, spotlights, toilet, wash basin set into a vanity unit with a mixer tap and aqua board splash backs.



### Entrance Hall

LVT flooring, radiator, consumer unit, spotlights, stairs leading to the first floor, under-stair storage cupboard, a door opens to the sitting room and an opening connects the hallway to the open plan living space.

### Sitting Room

5.52m x 3.77m

A sizeable reception room with laminate flooring, x2 dual aspect UPVC double glazed windows, spotlights, radiator and a dual burner with an exposed brick chimney breast.

### Open Plan Living Space

An open plan space, boasting natural light throughout, comprising of a kitchen diner & family reception area, a sociable space perfect for entertaining with doors out to the garden.



### Family Reception Area

4.07m long

LVT flooring, radiator, spotlights, a solid oak door opens into the utility room, UPVC double glazed windows & door out to the rear garden and a large opening into the kitchen/ diner.



### Kitchen/Diner

6.34m x 3.61m

Tile flooring, x3 UPVC double glazed windows, spotlights, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for a Rangemaster style oven & an American size fridge-freezer, integrated dishwasher, space for a large dining table and a UPVC door opens out to the rear garden.

### Utility Room

3.61m x 1.47m

LVT flooring, spotlights, extractor fan, base unit & a floor to ceiling unit (housing the Ideal gas combi boiler), laminate work surfaces, space for a washing machine & tumble dryer and space for storing coats & shoes.



### First Floor Landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, loft access and solid oak doors opening to all 5 bedrooms & the family bathroom.

### Bedroom 1

3.79m x 3.61m

The master bedroom is located at the front of the property, comprising fitted carpet, UPVC double glazed bay window and x2 radiators.



### Bedroom 2

4.08m x 3.29m

The second sizable room within the property is located to the side aspect, comprising fitted carpet, UPVC double glazed window and a radiator.

### Bedroom 3

3.65m x 3.12m

Another double bedroom, this time located at the rear of the property, with fitted carpet, UPVC double glazed window and a radiator.



### Bedroom 4

3.64m x 3.12m max

The fourth double bedroom is located at the rear and comprises of fitted carpet, UPVC double glazed window and a radiator.

### Bedroom 5

2.55m x 2.02m

Situated at the front of the property, next to the master bedroom, with fitted carpet throughout, UPVC double glazed window and a radiator.





## Bathroom

3.18m x 2.14m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, spotlights, extractor fan with light, toilet & wash basin set into a vanity unit with hot & cold taps, panelled bath with hot & cold taps, a walk-in electric shower, aqua board wall panels and a LED light up mirror.

## Outside

To the front of the property, a brick-weave driveway leads to a large panelled gate providing access to the rear. A shingled front garden offers additional parking if required, all leading to the main entrance door.



To the rear, the brick-weave driveway continues beyond a full-height gate and opens onto a generously sized lawned garden, a purpose-built garage, and steps rising to an elevated patio area. The patio provides access to the main living accommodation and features a brick-built pizza oven, barbecue area, and raised fish pond.

Garage (5.81m x 5.50m)

A purposefully built garage with electric roller door and UPVC door to the front aspect, light and power inside.



## 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.



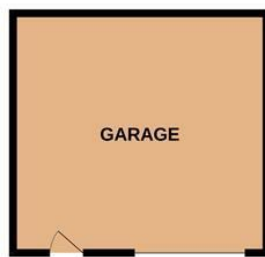




Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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>		
(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  
 1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR  
 817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 sq.m.) approx.

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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