

20 Nelson Road

Pakefield, Lowestoft, NR33 7AN

Guide Price £180,000

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Situated in the popular location of Pakefield, within walking distance of the beach and a range of local amenities, this well presented two double bedroom mid-terrace home offers an ideal opportunity for first time buyers. The accommodation includes a welcoming entrance porch, separate sitting and dining rooms, a fitted kitchen, utility room and ground floor WC, while upstairs are two generous double bedrooms and a sizeable bathroom. Outside, the property benefits from a well maintained front garden and an attractive west facing rear garden, complete with a patio courtyard, raised planters, decked seating area with pergola and rear access.







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.

Porch 4'0" x 3'7" (1.23m x 1.11m)

UPVC double glazed window to the front aspect, entrance door to the side aspect, tile flooring throughout and door opening to the sitting room.

Sitting Room 11'4" x 10'2" (3.47m x 3.12m)

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, a modern vertical radiator, built in storage cupboards and shelving unit units, feature fireplace and door opening to the hallway with stairs leading to the first floor landing and door to the kitchen diner.

Dining Room 11'4" x 10'1" (3.47m x 3.09m)

UPVC double glazed door to the rear aspect opening into a lean to, wood effect laminate flooring throughout, a radiator, feature panel wall, door opening into an under stair storage cupboard and an opening leading through to the kitchen.

Lean To 8'4" x 4'0" (2.56m x 1.22m)

UPVC Double glazed door to the rear aspect opening into the garden and high level windows to the side aspect, tile flooring throughout.

Kitchen 9'1" x 6'4" (2.77m x 1.95m)

UPVC double glazed window to the side aspect, tile flooring throughout, units above and below, laminate work surfaces, tile splash backs, a stainless steel sink with drainer, extractor fan, door opening to the utility room and space for appliances, including a fridge freezer, dishwasher and oven.

Utility Room 5'8" x 4'7" (1.73m x 1.40m)

UPVC double glazed window to the side aspect, tile flooring throughout, dado rail, a radiator, tiled walls, laminate work surface, stainless steel sink with drainer, space for a washing machine and door opening to the WC.

WC 4'7" x 2'5" (1.40m x 0.75m)

UPVC double glazed window to the side aspect, tile flooring throughout, tiled walls with feature wood panelling below and a toilet.

First Floor Landing

Carpet flooring throughout and doors opening into bedrooms one and two.

Bedroom 1 11'5" x 10'4" (3.48m x 3.15m)

UPVC double glazed window to the front aspect, carpet flooring throughout, original feature fireplace, picture rail, a radiator and door opening to a storage cupboard with loft access.

Bedroom 2 11'5" x 10'2" (3.48m x 3.12m)

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a radiator, built in wardrobes and a door opening into the bathroom.

Bathroom 9'1" x 6'5" (2.78m x 1.97m)

UPVC double glazed window to the rear aspect, tile flooring throughout, a heated towel rail, toilet, pedestal hand wash basin, bath with tiled splash backs and mains fed rainfall shower with handheld attachment above and cupboard housing a recently fitted gas boiler.

Outside

To the front of the property, a picket gate opens onto a well maintained shingle garden with brick edging. A paved pathway leads through the garden to the entrance porch.

To the rear, a patio courtyard opens onto a west-facing shingle garden, featuring an attractive sleeper pathway and raised planters. The garden leads to a decked seating area with a pergola, creating an ideal space for outdoor entertaining. The rear garden also benefits from a timber garden shed and a timber gate providing convenient rear access.

Agent Note

- Most white goods, the garden furniture, and the electric fireplace are negotiable and may be available to remain as part of the sale.

Financial Services

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Buyer AML - £42 inc VAT

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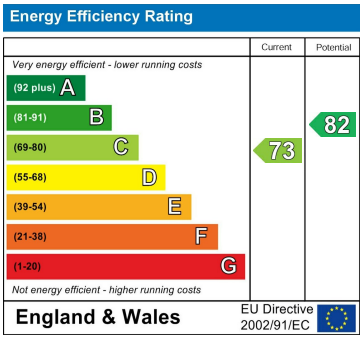
Area Map



Floor Plans



Energy Efficiency Graph



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