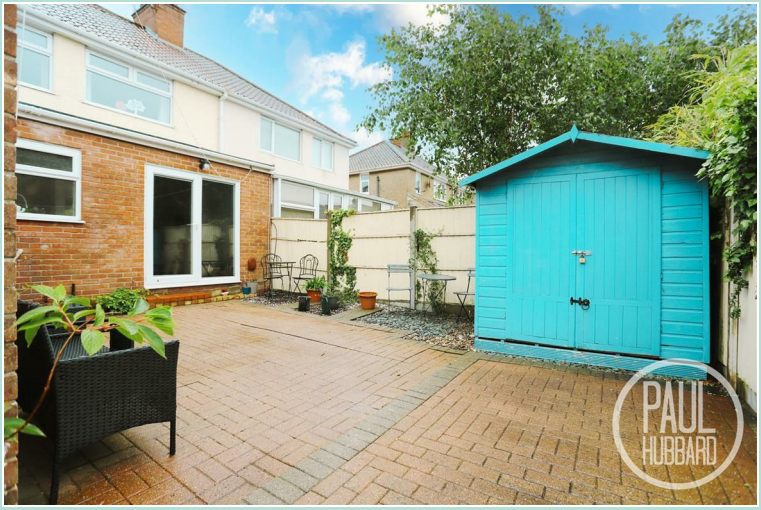
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Kendal Road

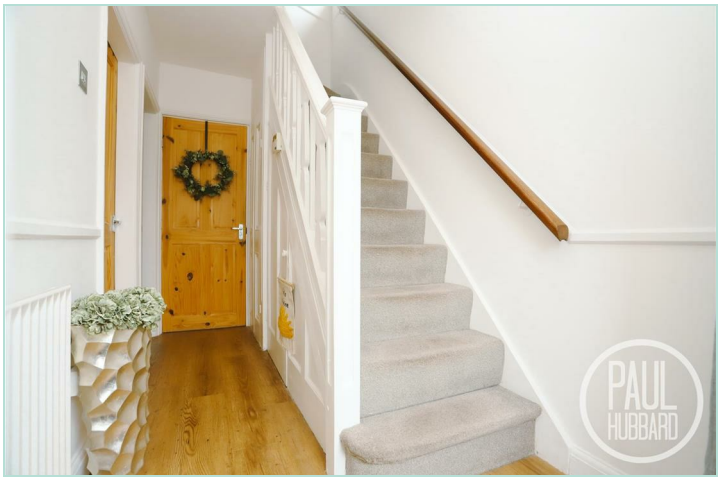
Lowestoft, NR33 0JG

- Well presented family home
- Chain-free sale
- Moments from the beach and the popular Jolly Sailors pub
- 3 separate bedrooms
- Spacious open-plan living and dining area
- Separate bay-fronted reception room
- Versatile garden office/guest suite with bathroom
- South-facing, low-maintenance rear garden
- Ample off-road parking, EV charging point and utility store
- Close to local amenities, shops & schools

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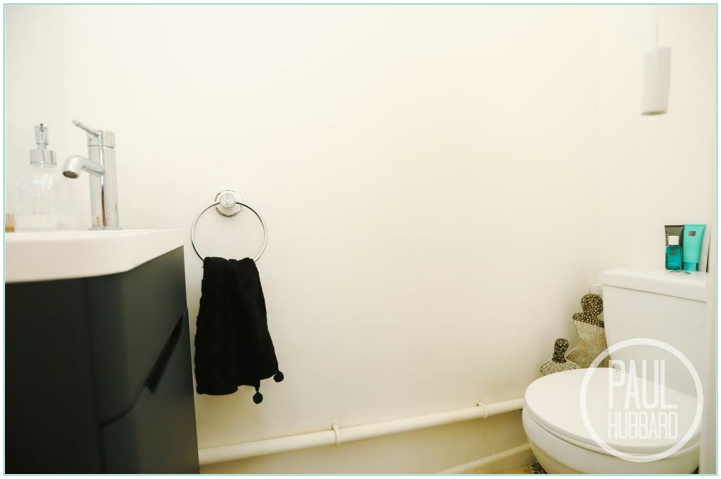
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Location - Pakefield

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.

Entrance Hall

Composite entrance door to the front aspect, tile flooring and an opening leading through to the further hallway with wood effect LVT flooring, radiator, stairs to the first floor landing, x2 under-stair storage cupboards with double doors (light, consumer unit, gas combi boiler, UPVC double glazed obscure window to the side aspect) and doors opening to the reception room, open-plan living space and cloakroom.

Cloakroom

1.66 x 0.71

Vinyl flooring, extractor fan, timber frame obscure internal window, toilet and a wash basin set into a vanity unit with a mixer tap & tile splash back.

Sitting Room

3.38 max into bay x 3.19 max

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a period fireplace.

Lounge/ Diner

5.60 max x 3.19 max

Wood effect LVT flooring, x2 radiator, internal arched window opening, UPVC double glazed window & door opens to the rear garden and an archway opening connects the kitchen.

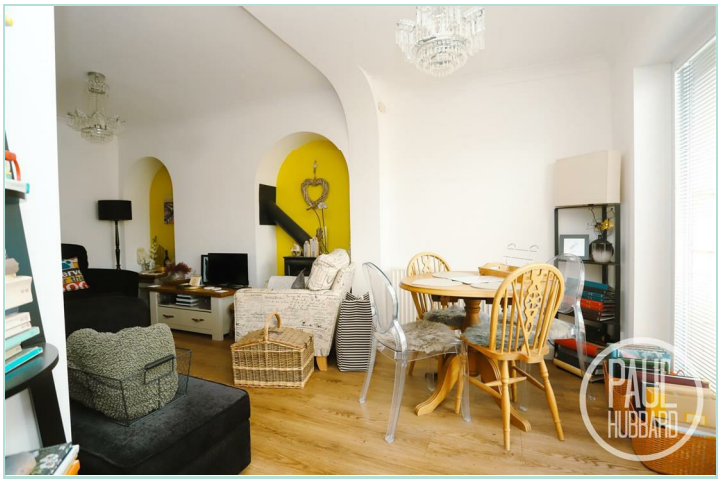
Kitchen

3.81 x 1.64

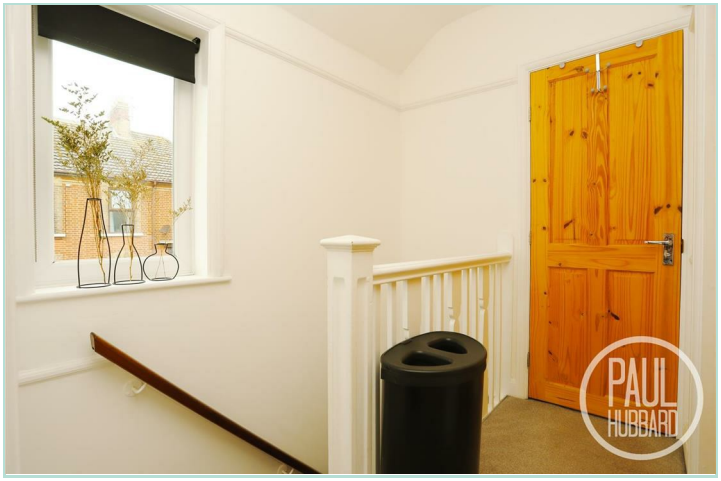
Wood effect LVT flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, freestanding oven, slimline dishwasher, washing machine & fridge (potential to be included, subject to negotiations), UPVC double glazed obscure window to the side aspect, obscure internal timber window to the front and a internal arched window opening to the side.

Stairs to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to the bedrooms & bathroom.









Bedroom 1

3.47 max into bay x 3.19 max
Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

Bedroom 2

3.48 x 2.71
Fitted carpet, UPVC double glazed bay window to the rear aspect (a glimpse of sea views) and a radiator.

Bedroom 3

2.55 x 1.81
Fitted carpet, UPVC double glazed bay window to the rear aspect (a glimpse of sea views) and a radiator.

Outside

Front: A brick-weave front garden bordered with decorative shingle and a variety of mature plants and shrubs, providing an attractive approach to the property. The generous frontage offers off-road parking for multiple vehicles and benefits from an EV charging point and an outdoor tap. Enclosed by a brick wall with double cast-iron gates, the garden features steps leading to the main entrance. A useful front store and a roller-shutter door provide access to a utility store. Gated side access leads through to the rear garden.

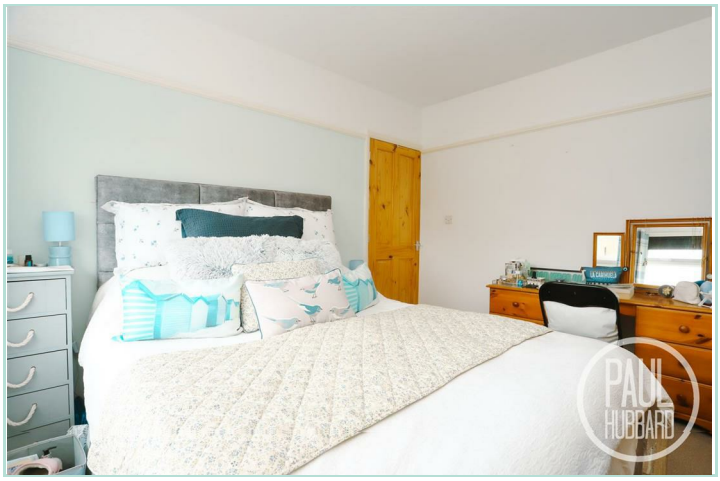
Rear: The south-facing rear courtyard garden has been designed for ease of maintenance and enjoyment, featuring attractive brickweave paving with slate-chipped borders. Additional benefits include outdoor power sockets, a timber storage shed with double doors, and direct access to the home office/annexe space. The garden is fully enclosed by panel fencing, providing a good degree of privacy, with gated side access.

Utility Store

2.26 x 1.04
A useful storage area fitted with power and lighting, offering ample space for shelving and general storage. Access is provided via an up-and-over door to the front.


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Garden Office/ Guest Space

4.07 x 2.02

Accessed directly from the rear garden via uPVC sliding patio doors, the converted garage is currently utilised as a versatile home office but could also lend itself to use as an annexe, subject to the necessary consents.

The space benefits from mains gas connection and its own consumer unit, and features laminate flooring, a uPVC double-glazed window to the side aspect, radiator, and a range of built-in storage units and shelving. There is also a fitted workstation with additional space suitable for a sofa bed or seating area. A folding door provides access to the adjoining bathroom.

The bathroom (2.02 x 1.63) is fitted with laminate flooring and comprises a low-level WC, wash hand basin set within a vanity unit with mixer tap, and a panelled bath with mixer tap and handheld shower attachment. Additional features include a heated towel rail, extractor fan, aqua-board wall panelling, and a UPVC double-glazed obscure window to the side aspect.

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.




May Love
Be the Heart
of This Home


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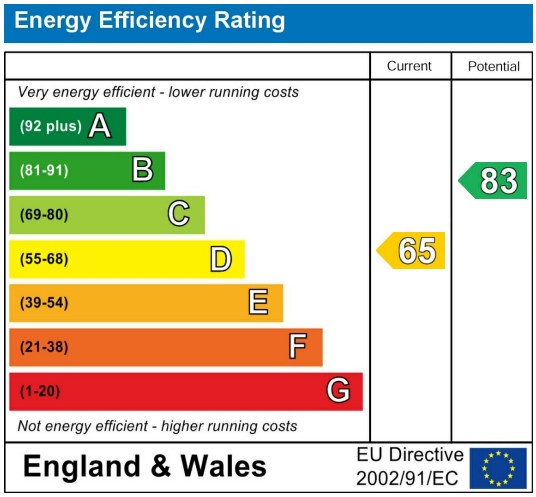

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Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council





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