

£550,000  
Asking Price



## London Road Gisleham, NR33 7QN

- Detached, newly built family home
- Four double bedrooms, two with en-suites
- Principal suite with south-facing balcony, dressing room & en-suite
- Chain free and ready for occupation
- Finished to a high standard with quality fixtures throughout
- Spacious open-plan living with bi-fold doors
- Contemporary kitchen with separate utility room
- Landscaped wraparound garden
- Ample off-road parking & detached double garage
- Conveniently located near amenities, shops & schools

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### Location

Discover the hidden gem on the border of Pakefield and Gisleham, Suffolk, a highly sought-after location on the outskirts of Lowestoft. This charming area is close to award-winning sandy beaches, the breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers nearby and an array of independent eateries, there is no shortage of things to do and see. Both Pakefield and Gisleham offer a wonderful balance of coastal and village living, with access to well-regarded schools, excellent public transport links, and a welcoming local community.

### Entrance Hall

Agate grey composite entrance door to the front aspect opens into a welcoming hallway, newly fitted oak LVT flooring in herringbone style throughout with underfloor heating, a solid oak staircase which leads you up to the first floor and solid oak doors opening to bedrooms 3-4, a family bathroom, a large under-stair storage cupboard and the main living area.



### Main Living Area- Kitchen/ Lounge / Diner

9.70 max x 4.84 max

A beautifully designed open-plan space flooded with natural light, perfect for modern family living. It features a stylish kitchen with a solid door leading to a separate utility room, alongside both French and bifold doors that open out to a wraparound garden. The lounge and dining area is enhanced by a charming Allure 5 wood burner, while oak plank LVT flooring runs throughout, complemented by underfloor heating.

### Kitchen/ Breakfast Area

A beautifully appointed kitchen from the Harwood Range in Cobham Blue, featuring a range of fitted wall and base units, complemented by quartz white marble worktops with matching upstands and splashbacks. It includes an inset 1.5 bowl sink with drainer, an integrated Hotpoint dishwasher, integrated Indesit low-frost 70/30 fridge freezer, and space for an electric oven with a glass canopy cooker hood above. A central island enhances both functionality and style, offering additional storage and a convenient breakfast bar, with contemporary spotlights providing a bright and modern finish throughout.



### Utility Room

2.93 max x 2.74 max

UPVC double glazed window and door to the side aspect opening into the wrap around garden, oak plank LVT flooring throughout benefitting from underfloor heating, base units, laminate work surface, composite sink with drainer, tile splash back and space for a washing machine and tumble dryer. A solid wood door opens to a large airing cupboard housing the air source heating control panel and tank, plus additional space for storage.



### Bedroom 3

3.85 max x 3.29 max

x2 dual-aspect UPVC double-glazed windows and underfloor heating.

### Bedroom 4

3.83 x 3.32

UPVC double glazed window to the front aspect and underfloor heating.



### Bathroom

3.00 x 1.92

A newly fitted suite comprising of a UPVC double glazed obscure window to the side aspect, oak plank LVT flooring throughout, heated towel rail, toilet, vanity unit with inset hand wash basin, bath with tile splash backs, mains fed shower enclosed within a glass cubicle and a backlit LED mirror.

### First Floor Landing

A stunning gallery style landing boasting natural light with x3 Velux windows, exposed flooring ready to personalise to your chosen taste and a radiator. Feature high ceilings and solid wood doors opening to bedrooms 1 and 2.

### Bedroom 1

6.29 max x 4.85 max

A generously sized master bedroom with a UPVC double glazed window to the rear, a hatch providing access to eaves storage, and French doors to the side opening onto a south-facing decked balcony (high quality Millboard Enhanced Grain composite decking). Solid wood doors lead through to a separate dressing room and en-suite.

### Bedroom 1 En-suite Shower Room

2.76 x 1.73

UPVC double glazed obscure window to the side aspect, KlicKer luxury vinyl click flooring in white oak throughout, a heated towel rail, toilet, vanity unit with inset hand wash basin and a backlit LED mirror. A sizeable walk in mains fed rainfall shower with handheld attachment enclosed within a tile and glass cubicle.

### Dressing Room

2.81 x 1.91

UPVC double glazed window to the side aspect, censored light and a radiator.

### Bedroom 2

4.31 x 3.86

UPVC double glazed acoustic window to the front aspect boasting field views, exposed flooring ready to personalise to your chosen taste, a radiator, hatch to eaves storage and solid wood doors opening to a walk-in wardrobe and en-suite shower room.

### Bedroom 2 En-suite Shower Room

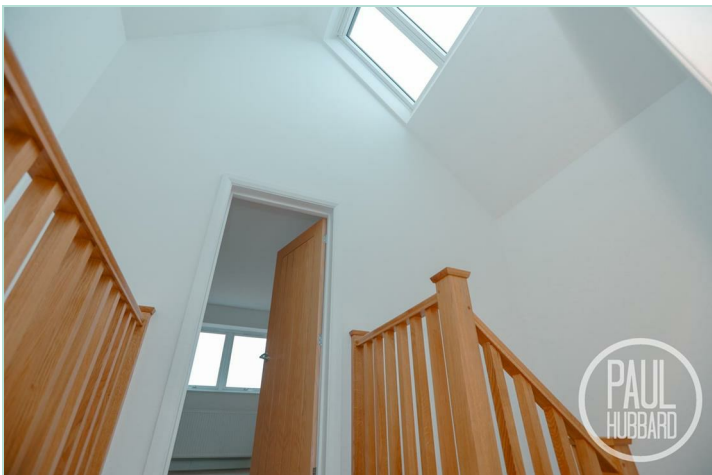
2.09 x 1.25

KlicKer luxury vinyl click flooring in white oak throughout, a heated towel rail, toilet, slimline vanity unit with inset hand wash basin and a backlit LED mirror. A sizeable walk in mains fed rainfall shower with handheld attachment enclosed within a tile and glass cubicle.

### Walk-in Wardrobe

1.59 x 1.28

A spacious wardrobe area with a radiator, eaves storage access and a censored light.







### Outside

Secure double gates open onto an expansive shingle driveway, offering ample off-road parking for multiple vehicles and leading to a detached double garage. The property occupies a generous plot with beautifully landscaped wraparound gardens, thoughtfully designed to create a variety of outdoor spaces.

The grounds feature a blend of lawn, a tumbled limestone slab patio area ideal for entertaining, raised timber borders, decorative planting, and an array of mature trees and shrubs. Additional benefits include wall-mounted lantern lighting, an external water tap, a dedicated wood store, and an air source heat pump. The main garden area enjoys a desirable south-facing aspect, with a well-maintained lawn and a substantial patio area, all enclosed by panel fencing to provide privacy and security.



### Double Garage

5.57 x 5.56

A substantial brick-built double garage offering excellent versatility, ideal for vehicle storage, a workshop, or additional storage needs. The garage is equipped with power and lighting, an electric roller door to the front, and a convenient side pedestrian access door.

### Agent Note

Areas of the property where flooring has not been installed may be completed at the purchaser's discretion following completion of the sale. Alternatively, the developer can arrange for flooring to be supplied and fitted at an additional cost, subject to agreement.

### Financial Services


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: New Build  
 EPC Rating: B  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</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  
1301 sq ft (120.9 sq m) approx.



1ST FLOOR  
775 sq ft (72.3 sq m) approx.



TOTAL FLOOR AREA: 2079 sq ft (193.2 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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