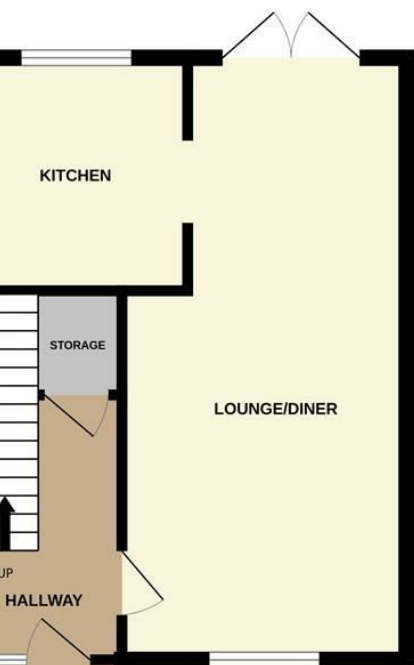


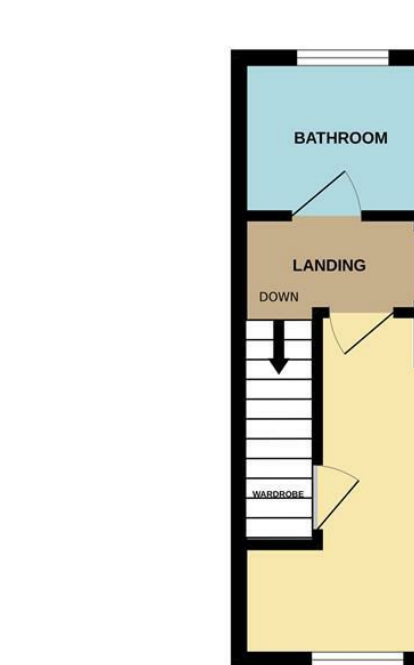
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	87
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



The ground floor plan shows a rectangular layout. At the top is a large yellow 'LOUNGE/DINER' area. To its left is a yellow 'KITCHEN'. Below the kitchen is a grey 'STORAGE' area and a staircase with an upward arrow labeled 'UP'. A brown 'HALLWAY' runs vertically, connecting the kitchen, storage, and a 'PORCH' at the bottom. The porch has two grey 'STORAGE' areas. A double door is shown at the top of the lounge/diner.

1ST FLOOR



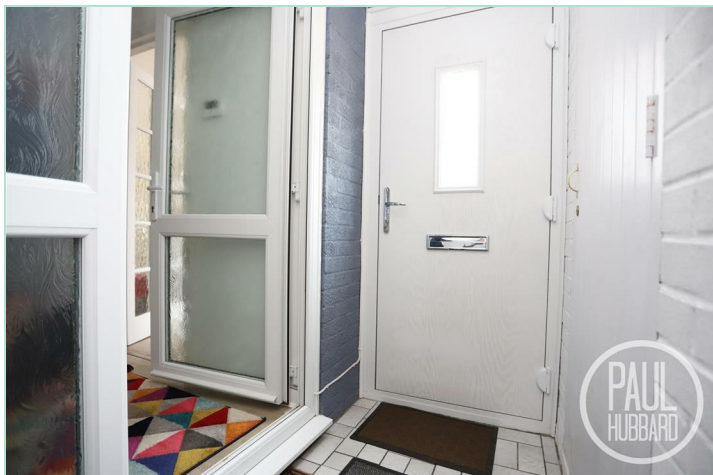
The first floor plan shows a layout with two bedrooms. A large yellow 'BEDROOM 1' is at the bottom. Above it is a yellow 'BEDROOM 2'. To the left of bedroom 2 is a light blue 'BATHROOM'. A brown 'LANDING' area is between the bedrooms, featuring a staircase with a downward arrow labeled 'DOWN' and a grey 'WARDROBE'. A 'RING CUPBOARD' is located between the landing and bedroom 2. A double door is shown at the top of the landing.

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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**PAUL
HUBBARD**



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 excellent public transport links, and a vibrant local community.

Porch Entrance

2.15 x 0.99

Composite entrance door to the side aspect, tile flooring, radiator, built-in storage cupboards and a UPVC door & double glazed obscure window to the rear aspect opens into the hallway.

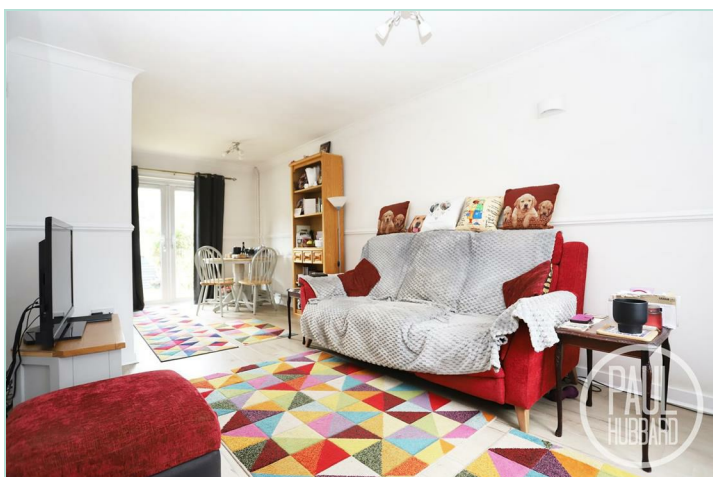
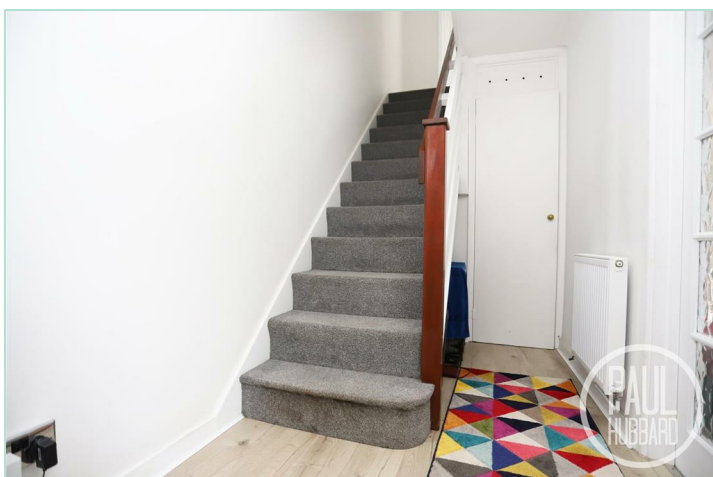
Hallway

Laminate flooring, radiator, stairs leading to the first floor landing and doors open to a large storage cupboard and the lounge/ diner.

Lounge/ Diner

6.59 max x 3.04 max

Laminate flooring, UPVC triple glazed window to the front aspect, x2 radiators, a doorway opening leads through to the kitchen and UPVC triple glazed French doors open out to the rear garden.



Kitchen

2.58 x 2.46

Tile flooring, UPVC triple glazed windows to the rear aspect, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, tile splash backs and spaces for an oven, washing machine & fridge freezer.

Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-2 & the bathroom.

Bedroom 1

4.83 max x 3.83 max

X2 UPVC triple glazed windows to the front aspect, fitted carpet and a radiator.

Bedroom 2

3.24 max x 2.93 max

Laminate flooring, UPVC triple glazed windows to the rear aspect and a radiator.



Bathroom

2.09 x 1.70

Vinyl flooring, UPVC triple glazed obscure window to the rear aspect, tile splash backs, extractor fan, radiator, toilet & wash basin set into a vanity unit with hot & cold taps and a panelled bath with a mixer tap & a mains-fed shower set above.

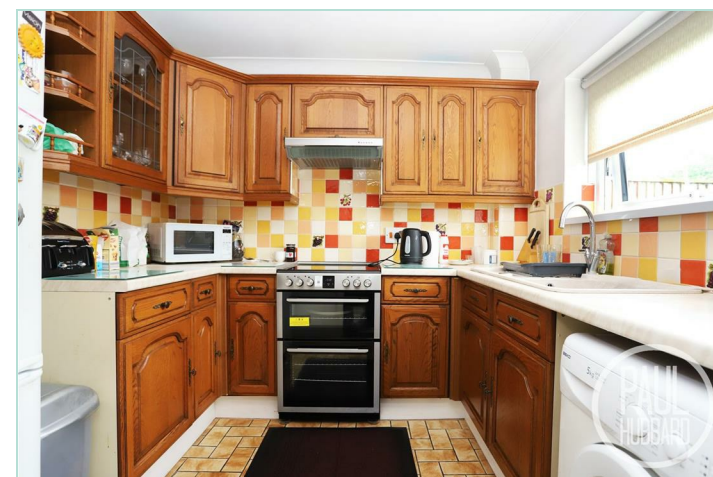
Outside

The front garden is designed for low maintenance, featuring decorative shingle and a pathway that leads to the main entrance door. Outdoor lighting provides both convenience and added security.

The rear garden offers a well-maintained lawn and a paved patio area, perfect for outdoor seating and entertaining. It is bordered by mature plants and shrubs, creating a pleasant and private atmosphere. Additional features include an outdoor tap, a pathway that leads to a designated bin storage area, a timber storage shed, and gated access to the rear.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul



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