

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£230,000
Asking Price



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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Morton Road Pakefield, NR33 0JQ

- 3 bedroom family home
- Modern decor throughout
- Improvements made throughout
- Open-plan Kitchen/diner
- Fully enclosed rear courtyard garden
- Ground floor shower room & first floor bathroom
- Sought after location in Pakefield
- Moments from the gorgeous pakefield beach
- Close to local amenities & shops
- Great transport links



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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, 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.

Sitting Room

3.62 x 3.41

Fitted carpet, UPVC entrance door & double glazed window to the front aspect, radiator and a doorway opening leads through to the an under-stair storage cupboard and then to the dining room.

Kitchen/ Diner

7.15 max x 3.62 max

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, opening leads through to the kitchen, base units, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, integrated fridge-freezer, space for an oven and doors opening to the WC & shower room.

Lobby

Doors opening to the shower room & WC and a UPVC double glazed window to the side aspect.

Ground Floor WC

A convenient downstairs WC.

Ground Floor Shower Room

2.13 x 1.19

Vinyl flooring, UPVC double glazed window to the side aspect, wash basin set into a vanity unit with a mixer tap and a mains-fed shower set over a shower tray.

Stairs leading to the First Floor Landing

Fitted carpet, radiator and doors opening to the bedrooms & bathroom.

Bedroom 1

3.65 x 3.43

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens to a built-in storage cupboard.

Bedroom 2

3.41 x 2.72

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens to a built-in storage cupboard.

First Floor Bathroom

1.52 x 1.27

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, part tiled walls, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & a handheld shower attachment.

First Floor WC

1.26 x 0.75

Laminate flooring, toilet and gas combi boiler.

Bedroom 3

2.11 x 2.03

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Outside

Secure gated access opens onto a paved frontage, leading up steps to the main entrance door. The area is fully enclosed by a brick wall, offering both privacy and security. Additional gated access to the rear is available via a convenient side pathway.

The rear garden features a low-maintenance paved layout that enjoys afternoon sun, ideal for relaxing or entertaining. It includes planted borders for added greenery, a timber storage shed, an outdoor tap, and external lighting. Gated access to a side pathway offers further practicality.

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.

