

£325,000
Offers In Excess Of



The Avenue

Suffolk, NR33 7LJ

- Beautifully presented family Home
- Situated in sort after Pakefield
- 3 separate bedrooms
- Stunning open plan kitchen/diner/lounge
- Walking distance to Pakefield beach
- Sizeable South West facing garden
- Garage to the rear with additional off road parking in front
- Bay fronted and fitted shutter blinds throughout
- Ground floor bathroom and 1st floor shower room
- Close to local amenities, shops and schools

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**PAUL
HUBBARD**



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, laminate flooring throughout, carpeted stairs leading to 1st floor landing, a radiator, decorative picture rail, and doors opening to an under stairs storage, cupboard, the bathroom, reception room and main living area.



Reception room

3.54m x 3.01m

UPVC double glazed bay window to the front aspect with fitted shutter blinds, laminate flooring throughout, picture rail, a radiator and feature brick fireplace.

Bathroom

1.79m x 1.50

UPVC double glazed window to the side aspect, laminate flooring throughout, a toilet, bath with handheld shower attachment above, part tile walls, a heated towel rail and slimline vanity unit with inset hand wash basin.

Main living area

8.29m x 4.66m

A beautiful open plan reception space comprising a cosy lounge area flowing seamlessly into a kitchen/diner, ideal for both everyday living and entertaining.



The lounge features laminate flooring throughout and a characterful brick fireplace, creating a warm and inviting space to relax.

The kitchen/diner benefits from two Velux windows with fitted blinds, a UPVC double glazed window to the rear aspect and French doors opening onto the garden. Further features include a range of wall and base units, granite work surfaces, tiled splashbacks, an inset stainless steel sink, an extractor fan and a central island providing additional storage. There is also a built-in storage cupboard with space and plumbing for a washing machine, alongside an integrated dishwasher. The Rangemaster oven and fridge/freezer are available by separate negotiation.

First floor landing

UPVC double glazed window to the side aspect, loft hatch with ladder, carpet flooring throughout, picture rail and doors opening to the shower room and bedrooms 1-3.

Shower room

1.8m x 1.6m

UPVC double glazed window to the front aspect, vinyl flooring throughout, tile walls, heated towel rail, vanity unit with inset hand wash basin, a toilet and mains fed shower enclosed within a glass cubicle.





Bedroom 1

3.54m x 3.01m

UPVC double glazed bay window to the front aspect with fitted shutter blinds, carpet flooring throughout, picture rail, and a radiator.

Bedroom 2

3.30m x 2.73m

UPVC double glazed window to the rear aspect with fitted shutter blinds, carpet flooring throughout, a radiator and picture rail.

Bedroom 3

2.27m x 2.11m

UPVC double glazed window to the rear aspect with fitted shutter blinds, carpet flooring throughout, a radiator and picture rail.

Outside

To the front of the property is a well maintained brick weave driveway providing convenient off road parking. A decorative border of plants and shrubs adds an attractive touch, leading up to a storm porch. A side gate provides access to the side of the property.

To the rear, a patio seating area leads onto a well maintained lawn garden, complemented by a variety of plants and shrubs bordering the space. A raised decked seating area provides the perfect spot for outdoor relaxation and leads to a purpose built garden cabin.



A pathway to the side of the cabin leads to an additional storage area situated behind the garage, complete with a useful timber storage shed. The pathway continues to a rear access gate, providing further off road parking and access to the garage.

Garage

5.80m x 2.55m

Located at the base of the property with light and power inside, and double doors which open to an additional lawn area.

Cabin

3.80m x 2.80m

A fantastic addition to the property, this versatile space benefits from vinyl flooring, power throughout, and windows and double doors to the front aspect, allowing for plenty of natural light. Offering a range of potential uses, it would make an ideal additional reception room, home office or hobby room.

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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 and 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