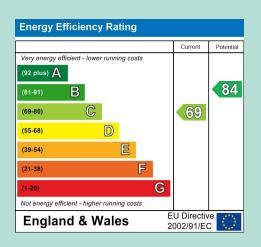
Tenure: Freehold Council Tax Band: B EPC Rating: C69

Local Authority: East Suffolk Council





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Agents Note: Whilst every care has been taken to prepart 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







# Morton Road Lowestoft, NR33 0JH

- Chain free
- Detached family home
- South East facing rear garden
- 3 Separate bedroom
- Walking distance to the beach
- Sought after Pakefield area

- Close to local amenitie
- Onen nlan lounge/dine
- Separate entrance hall
- Off road parking



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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, breathtaking 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**

UPVC double glazed entrance door and window to the front aspect, carpet flooring throughout, radiator, dado rail, stairs leading to the first floor landing and doors opening to the sitting room, understairs storage cupboard and kitchen.

### Kitchen

8'10" x 8'10"

UPVC double glazed window and door to the rear aspect opening into the garden, tile flooring throughout, part tile walls, wall mounted gas boiler, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, space for appliances including a washing machine, tumble dryer, electric oven and fridge/freezer. Door opening to the dining room.

## **Dining Room**

8'10" x 7'10"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and opening to the sitting room.

# Sitting Room

12'9" x 10'9"

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a door opening back through to the entrance hall.

## First Floor Landing

Carpet flooring, radiator, dado rail, loft hatch and doors opening to a family bathroom and bedrooms 1-3.

## Bathroom

6'2" x 5'2"

UPVC double glazed window to the rear aspect, tile flooring, part tile walls, pedestal hand wash basin, toilet, radiator and bath with mains fed shower above.

# Bedroom 1

12'9" x 10'5"

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and doors opening to a built in cupboard.

#### Bedroom 2

10'5" x 8'10"

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

### Bedroom 3

6'10" x 6'2"

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

#### Outside

To the front of the property level cast iron gates opens to a fully enclosed laid lawn garden which leads up to a storm porch and concrete driveway which provides access to the rear garden.

To the rear of the property a sizeable south east facing laid lawn garden with concrete pathway and seating area.

## **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.

