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£390,000
Asking Price







The Avenue

Lowestoft, NR33 7LN

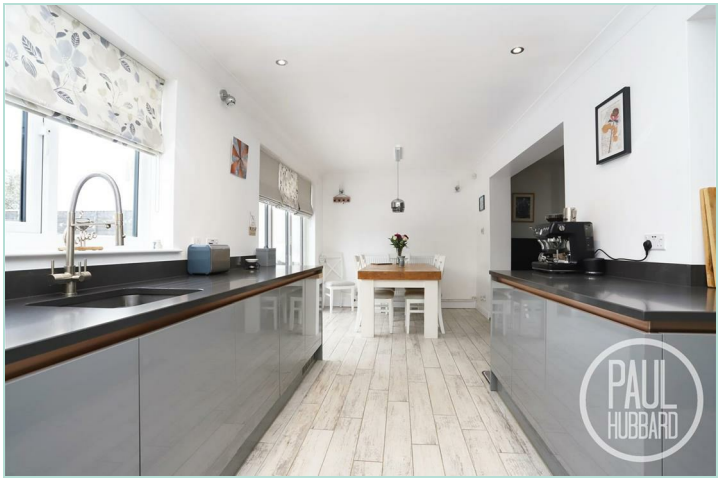
- Located on a sought-after road in Pakefield
- 3 bedroom semi-detached family home
- Bright open-plan living spaces
- Stunning kitchen/diner with bi-fold doors
- Off-road parking for multiple vehicles plus garage
- Modern, tasteful décor throughout
- Spacious entrance hall
- Close to local amenities, shops and schools
- Beautifully presented rear garden
- Two cast iron wood burners

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e - info@paulhubbardonline.com t - 01502 531218









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.

Entrance Hall

A spacious entrance hall with a composite entrance door to the front aspect, tile flooring, space for storage and an opening leading through to the hallway. Enough space to be utilised as a study space if desired.

Hallway

Tile flooring, x2 radiators, stairs leading to the first floor landing, understair storage cupboard and doors opening to the sitting room, family room, cloakroom and kitchen/ diner.

Sitting Room

4.32 max x 3.75 max

UPVC double glazed bay windows, exposed floorboards, radiator and a cast iron wood burner.

Cloakroom

1.50 x 1.13

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, wall mounted wash basin with hot & cold taps and a tile splash back.

Kitchen/Diner

7.32 max x 6.18 max

Tile flooring, UPVC double glazed window to the rear aspect, spotlights, underfloor heating, radiator, units above & below, soft close cupboards, full length pantry style cupboard with pull out drawers, quartz work surfaces, integrated tumble dryer, dishwasher, washing machine, double oven with microwave, full length fridge & freezer, induction hob & extractor hood, UPVC door to the rear garden, space for a large table & chairs, feature pendant lighting, bifold doors out to the rear garden and an opening into the family room.

Family Room

4.50 x 3.40

Fitted carpet, radiator and a wood burner.









Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access hatch and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

3.64 x 3.42

Fitted carpet, UPVC double glazed window to the front aspect, radiator, recessed chimney breast and x2 fitted wardrobes & drawers.

Bedroom 2

3.32 x 2.80

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes with sliding doors.

Bedroom 3

3.33 x 2.13

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into the boiler cupboard with the water cylinder.

Bathroom

4.34 max x 1.66 max

Tile flooring, dual aspect UPVC double glazed obscure windows, underfloor heating, heated towel rail, spotlights, tile splash backs, toilet, wash basin set into a vanity unit with a mixer tap, LED touch mirror, a panelled bath with a mixer tap & a handheld shower attachment and an additional separate mainsfed shower set into a cubicle enclosure.

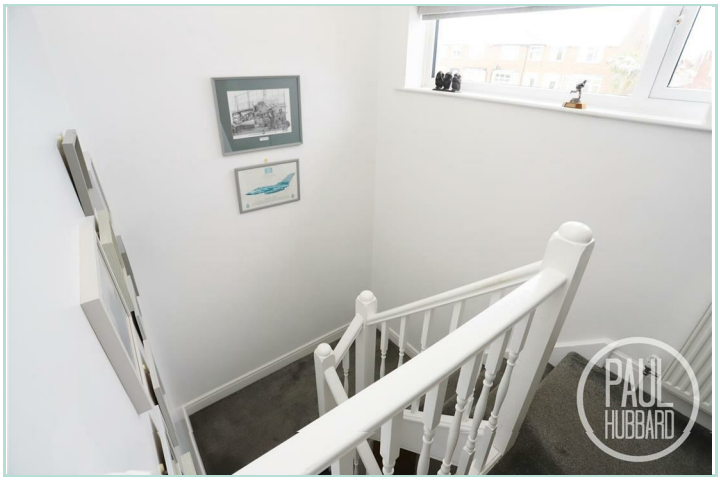
Outside

To the front of the property is a resin driveway providing off-road parking for multiple vehicles, enclosed on either side by a brick wall surround. Steps lead up to the main entrance door, with outdoor lighting enhancing the approach. There is also gated side access.

The side and rear garden is well-proportioned and thoughtfully arranged, featuring a raised decking area with decorative planters and steps leading down to an artificial lawn. A pathway continues through the garden, which benefits from mature trees and shrubs. The garden is divided into two sections by a brick wall with gated access, leading to a further laid lawn area at the rear. Additional features include a pedestrian access door to the garage, a summer house, timber storage shed, outdoor tap and lighting.


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Garage

7.45 x 2.80

The property benefits from a large garage with an up-and-over door to the side, offering excellent space for parking, storage, or use as a workshop. The garage includes a UPVC double-glazed window to the rear, lighting, power sockets, and a UPVC pedestrian door providing direct access to the rear garden.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

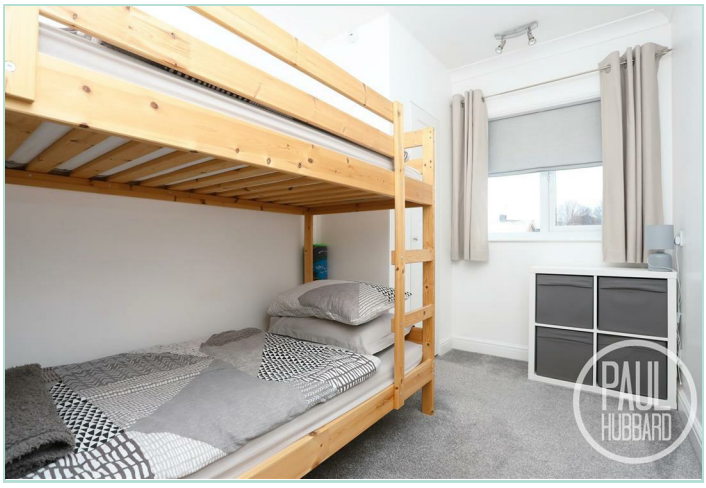

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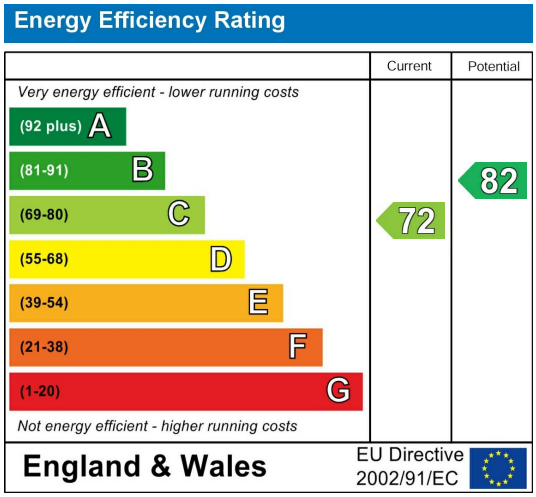


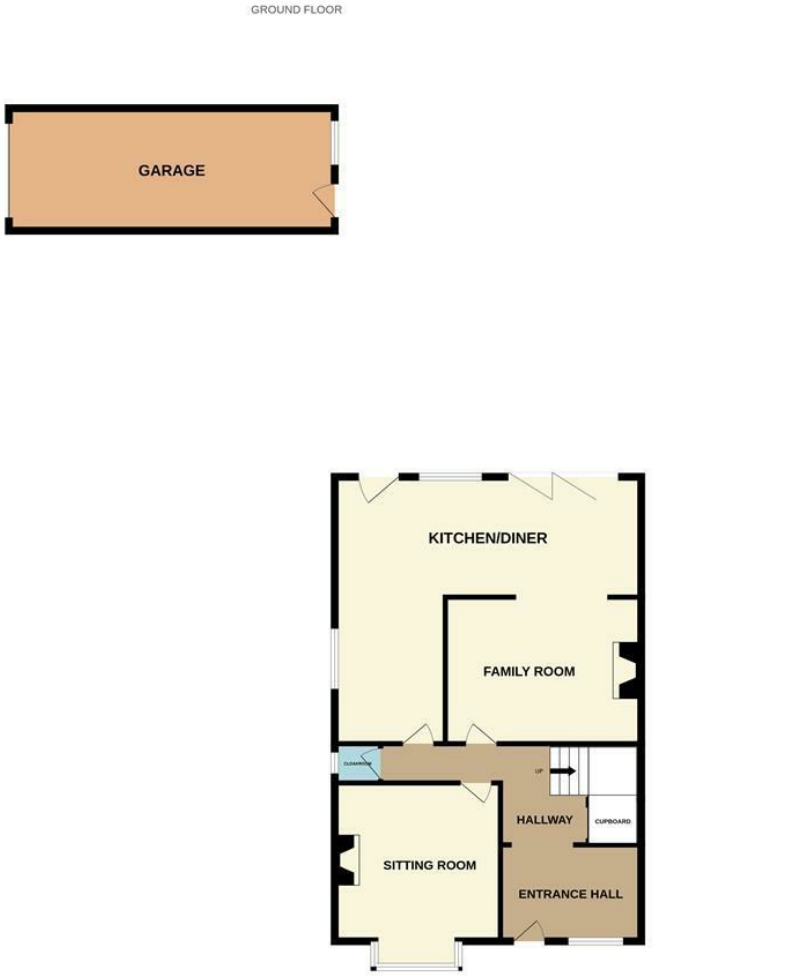






Tenure: Freehold
Council Tax Band: C
EPC Rating: C TBC
Local Authority: East Suffolk Council





Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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