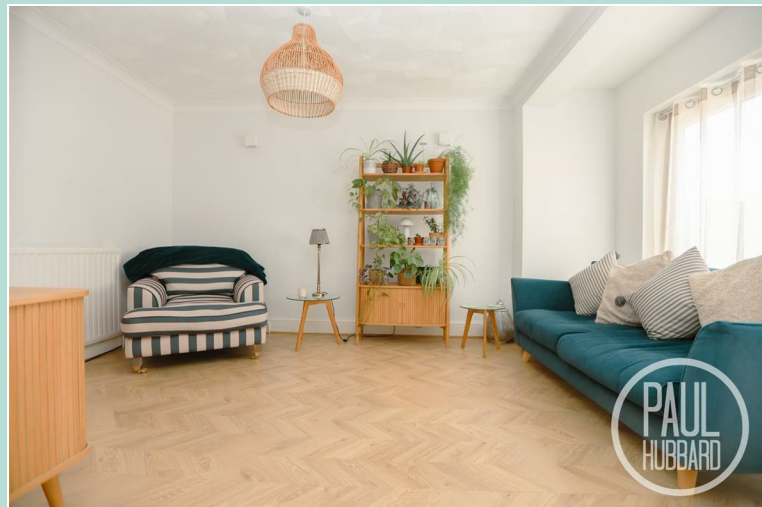


£325,000
Guide Price



Walmer Road

Lowestoft, NR33 7LE

- Extremely well presented detached bungalow
- 3 double bedrooms
- Sought after Pakefield location
- South west facing rear garden
- Off road parking for multiple vehicles & a detached garage
- Sizeable rear garden
- Open-plan living spaces
- Modern decor throughout
- Close to local amenities, shops & schools
- Great transport links nearby





Location - Pakefield

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.

Porch

UPVC double glazed door to the side aspect, tile flooring and door opening to entrance hall.

Entrance Hall

Laminate flooring, loft hatch with ladder, radiator and doors opening to the shower room, kitchen & bedrooms 1-3.

Bedroom 1

4.19m into bay x 3.02m

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

Bedroom 2

3.61m x 3.03m

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

Bedroom 3

3.00m x 3.01m

UPVC double glazed window to the side aspect, carpet flooring, radiator and door opening to a storage cupboard (housing the gas combi boiler).

Shower Room

1.97m x 1.89m

UPVC double glazed obscure window to the side aspect, tile flooring, toilet, wall-mounted hand wash basin set into a vanity unit with a mixer tap, heated towel rail, spotlights, extractor fan and a mains-fed walk-in shower with both handheld & rainfall heads, with a glass screen.

Kitchen

3.65m x 3.01m

Tile flooring, radiator, spotlights, units above and below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, extractor hood, integrated fridge-freezer, washing machine & dishwasher and an opening seamlessly connects into the lounge/diner.



Lounge/Diner

4.51m into bay x 6.14m max

Laminate flooring, x2 radiators, connected via an archway opening, x2 sets of UPVC French doors opening to the rear aspect (one to the garden & one to the conservatory).

Conservatory

3.55m x 2.51m

Laminate flooring, dual aspect UPVC double glazed window surrounds and UPVC French doors opening to the rear garden.

Outside

To the front of the property cast iron gates open to a shingle driveway with space for multiple vehicles, recently laid lawn front garden with shingle and sleeper borders, steps which lead up to the main entrance door, timber gate opening to side access, the garage and opening to the rear garden.

To the rear of the property a good size shingle seating area with raised sleeper borders that leads up to a south west facing, laid lawn garden with mature trees, all fully enclosed within a timber fence surround.



Garage

4.9m x 2.5m

A purposefully built detached garage with up and over door to front aspect.

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: C
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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WALMER ROAD
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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