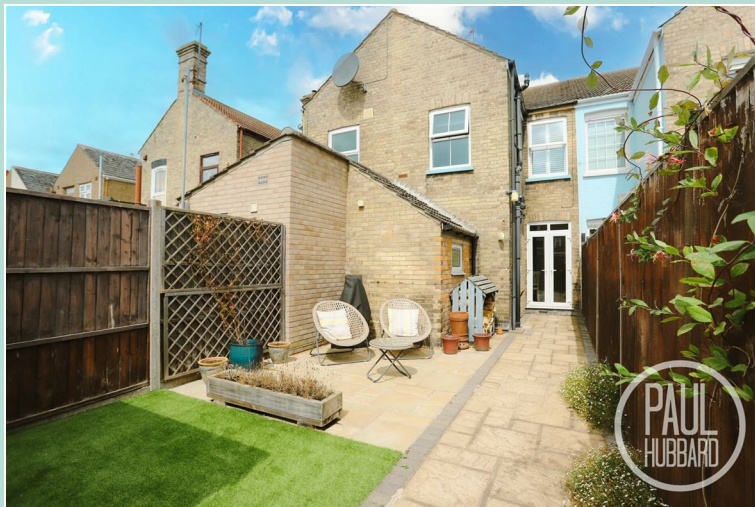


£220,000
Asking Price



Saxon Road

Lowestoft, NR33 7BS

- Immaculately presented period home
- Highly desirable Pakefield location
- A short walk to the award-winning beach
- Beautiful south-facing landscaped garden
- Rare private off-road parking
- Chain free for a smooth purchase
- Two well-proportioned double bedrooms
- Stunning principal bedroom with en-suite
- Stylish high-end Wren kitchen
- Perfect as a permanent home or coastal holiday escape

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



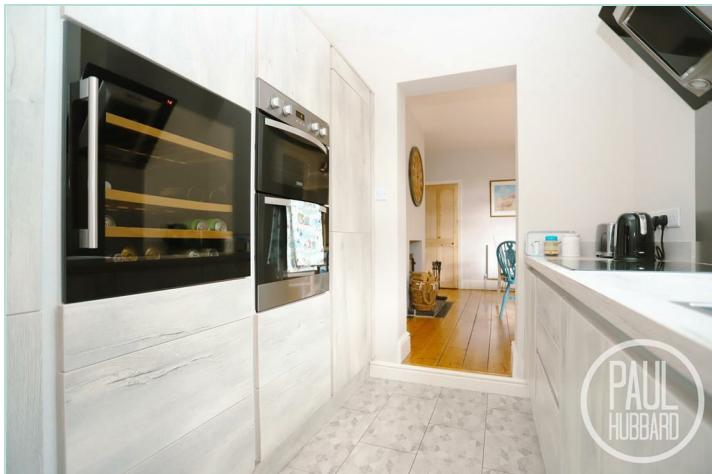
Location - Pakefield

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.

Sitting Room

3.65 x 3.65

Main entrance door & double glazed window to the front aspect, fitted shutter blinds, exposed floorboards, cast iron burner, radiator, fitted units and a door opens to the stairs and another leads through to the dining room.



Dining Room

3.65 x 3.85

Exposed floorboards, radiator, cast iron burner, under-stair storage cupboard, an opening leads through to the kitchen and UPVC French doors open to the rear garden.

Kitchen

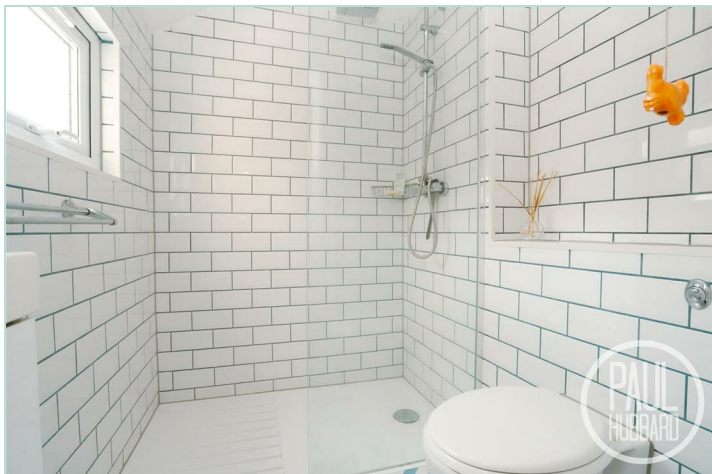
2.74 x 2.12

A high spec Wren kitchen featuring vinyl flooring, UPVC double glazed window to the side aspect, base units, laminate work surface, floor to ceiling units, integrated fridge-freezer, washing machine, wine fridge, dishwasher & pull out bins, inset stainless steel sink & mixer tap, built-in double oven, ceramic hob & extractor hood and a door opens into the shower room.

Shower Room

1.73 x 1.55

Tiled floor & walls, UPVC double glazed obscure window to the side aspect, toilet with hidden cistern, wash basin set into a vanity unit with a mixer tap, a walk-in mains-fed shower with both handheld & rainfall heads and a glass shower screen.



Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.88 x 3.66

Fitted carpet, UPVC double glazed window to the rear aspect, fitted shutter blinds, radiator and a door opens into the en-suite.

En-suite Bathroom

2.71 x 2.21

A step down to the en-suite bathroom which features exposed floorboards, extractor fan, shaving point, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet & wash basin set into a vanity into with a mixer tap & a laminate work surface, panelled bathtub with mixer tap, a separate mains-fed shower set into a cubicle enclosure, tiled walls and a door opens to the airing cupboard (housing the gas combi boiler).



Bedroom 2

3.66 x 3.64

Fitted carpet, UPVC double glazed window to the front aspect, fitted shutter blinds, radiator and a built-in wardrobe.



Outside

A wrought iron gate opens onto an attractive shingle frontage, complemented by a mature lavender bush. A period-style tiled pathway leads to the main entrance, creating a welcoming approach. The front garden is fully enclosed by a traditional brick wall, offering both privacy and character.

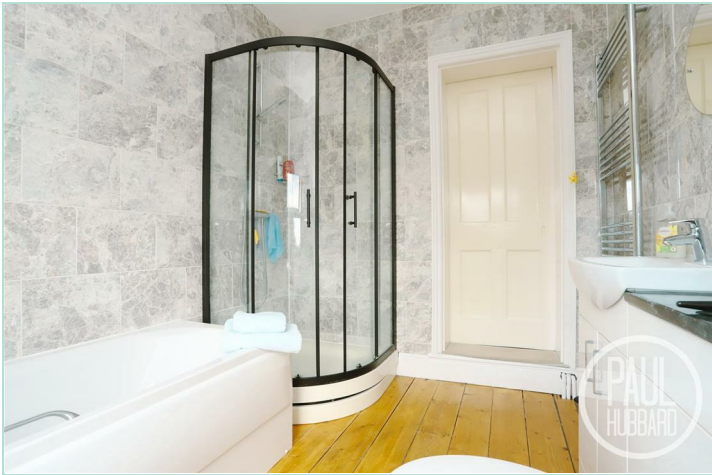
Beautifully landscaped and enjoying a desirable south-facing aspect, the rear garden has been thoughtfully designed for low-maintenance outdoor living. It features an artificial lawn, a spacious patio seating area, shingle borders, raised planters, dedicated wood storage, an outdoor tap, and a timber storage shed. The garden is fully enclosed by a combination of panel fencing and brick walling, with a gated rear access leading directly to the parking area.

Parking

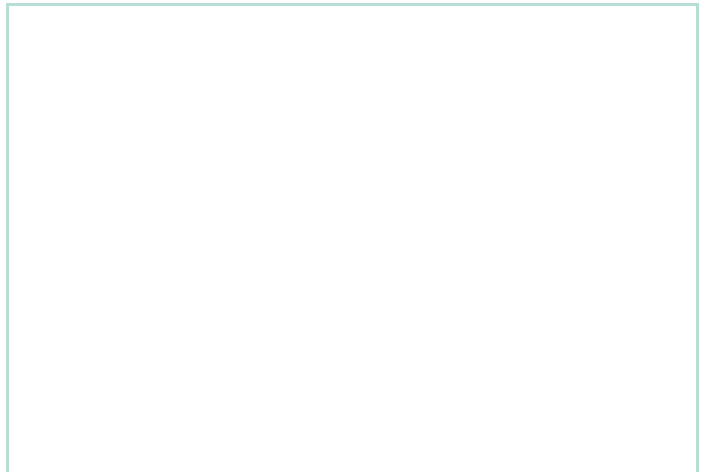
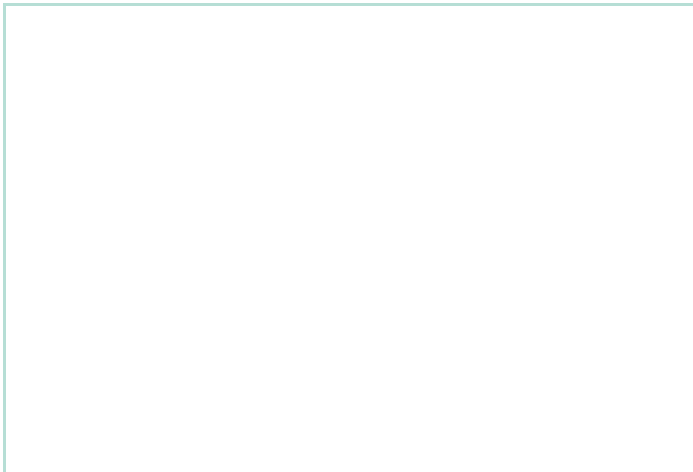
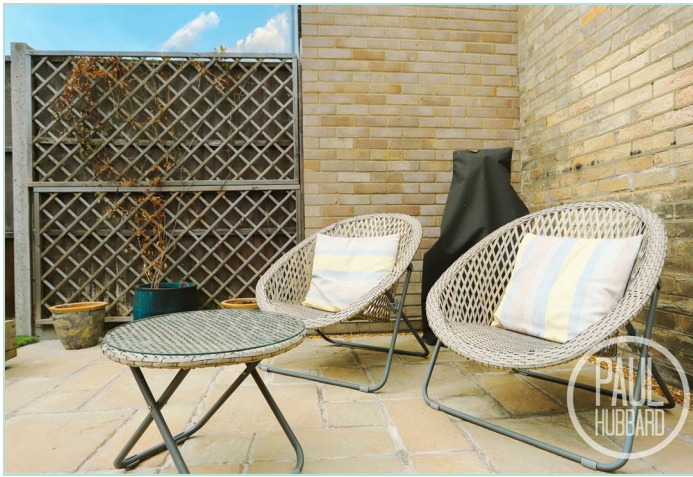
To the rear, a service road provides access to a private off-road parking space with a shingle driveway, enclosed by panel fencing for added privacy and security.

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: A
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating

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



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