



## 7 Stradbroke Road

, Lowestoft, NR33 7HN

Asking Price £230,000



This deceptively spacious family home is situated in the sought-after Pakefield area, close to the beach, local shops, schools, and transport links. The property offers two double bedrooms and a large open-plan living space combining lounge, dining, and kitchen areas, along with a ground floor cloakroom and first floor bathroom. Blending modern and traditional features such as sash windows and exposed floors, it also benefits from a south-facing enclosed courtyard garden and a garage with rear vehicular access. The property has previously being used as a holiday let, making it an ideal home or investment opportunity in a vibrant coastal community.



## 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

Main entrance door to the front aspect, fitted door mat carpet, exposed floor boards, stairs leading to the first floor landing and a door opens into the main living space.

## Main Living Space 40'2" max x 14'3" max (12.26 max x 4.36 max)

A large open plan living space comprising a lounge, dining room and kitchen perfect for entertaining or socialising. Features exposed floorboards, double glazed sash window to the front aspect, a modern double glazed imitation styled sash window to the rear aspect, x3 Velux windows, x3 radiators, cast iron burner, built-in units, spotlights, ceiling speakers in kitchen and lounge, tile flooring, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, space for a fridge-freezer & dishwasher, doors open to an under-stair storage cupboard (with a water softener and plumbing for a washing machine) & cloakroom and out to the rear courtyard garden. Front wall and neighbouring side wall has been internally insulated.

## Cloakroom 3'10" x 2'6" (1.17 x 0.77)

Tile flooring, heated towel rail, toilet, wall mounted wash basin with mixer tap, extractor fan, spotlight and tiled walls.

## Stairs leading to the First Floor Landing

Timber staircase with runner carpet leading to fitted carpet, loft access and doors opening to bedrooms 1-2, the bathroom, a storage cupboard & the airing cupboard (housing the gas combi boiler).

## Bedroom 1 15'5" x 10'0" (4.71 x 3.05)

Fitted carpet, modern double glazed sash window to the front aspect, radiator, fireplace surround and built-in units. External wall and sides have been internally insulated.

## Bedroom 2 10'5" x 9'8" (3.19 x 2.95)

Fitted carpet, modern double glazed imitation casement style sash window, to the rear aspect and a radiator. External rear wall and side internally insulated.

## Bathroom 9'0" x 7'1" (2.76 x 2.18)

Tile flooring, heated towel rail, vertical radiator, obscure modern double glazed imitation casement style sash window, toilet & wash basin set into a vanity unit with a mixer tap, a panelled double ended bath tub with hot & cold taps, a mains-fed shower set into a cubicle enclosure with a rainfall head, down lights and tile splash backs.

## Outside

At the front, gated access opens onto a shingle frontage, fully enclosed by a surrounding brick wall. A pathway leads up to the main entrance door.

The brick-weave patio courtyard garden includes shingle borders and raised planters with fully stocked beds. It benefits from a south-facing aspect, outdoor lighting, external power sockets, and a water tap. There is a pedestrian access door leading to an oversized insulated single garage with power, storage shed/workshop area. For Vehicle access the garage has a 9 ft electric/remote sectional garage door. gated access opens to a dedicated bin storage area, and then another opens to the rear vehicular service road.

## 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.

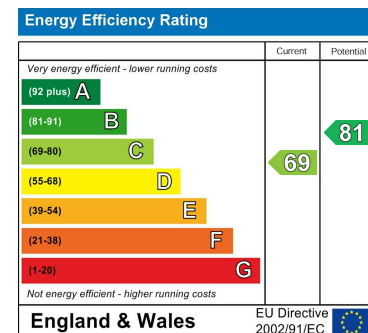
## Area Map



## Floor Plans



## Energy Efficiency Graph



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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB

Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com