

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

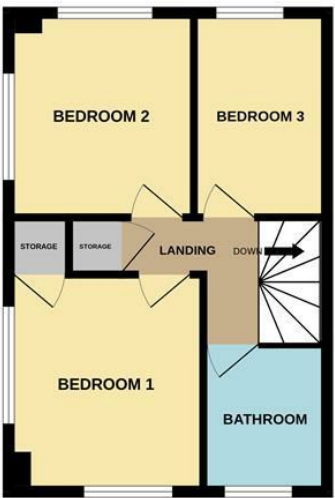
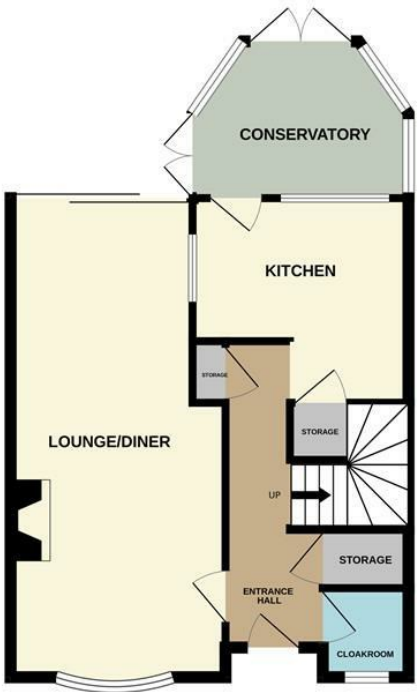
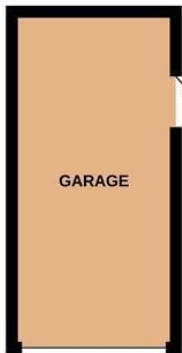
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£280,000  
Asking Price



GROUND FLOOR

1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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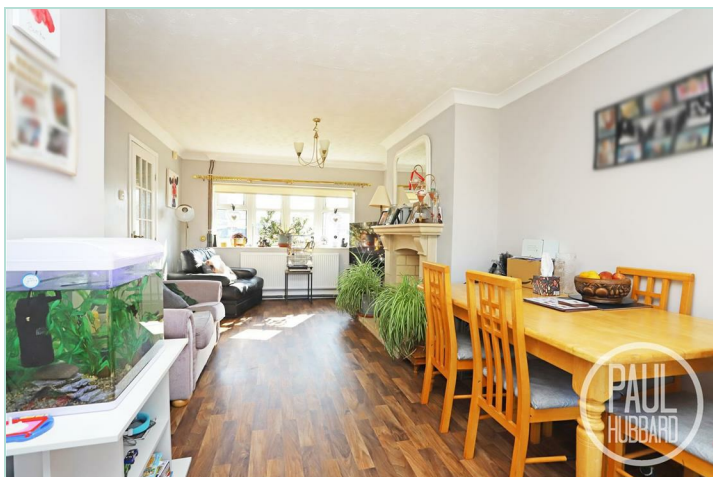
## Honeysuckle Close Pakefield, NR33 7EJ

- Detached family home
- Ground floor cloakroom
- Spacious lounge/ diner
- Off Road parking for multiple vehicles
- Detached brick built garage
- 3 separate bedrooms
- Chain free
- Perfect for putting your own stamp on
- Ample built-in storage space
- Conveniently located for local amenities & shops

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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, 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

UPVC entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and doors open to a large storage cupboard, the cloakroom, sitting room, an additional cupboard & the kitchen.

### Cloakroom

1.31 x 1.28

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, wall-mounted wash basin with mixer tap and tile splash backs.

### Lounge/Diner

7.71 max x 3.32 max

Laminate flooring, UPVC double glazed window to the front aspect, x2 radiators, fireplace, serving hatch and UPVC sliding doors open to the rear garden.

### Kitchen

3.21 max x 2.99 max

Laminate flooring, timber frame internal window to the rear aspect, serving hatch to lounge/diner, radiator, under-stair storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, extractor fan, space for a washing machine and a door opens into the conservatory.

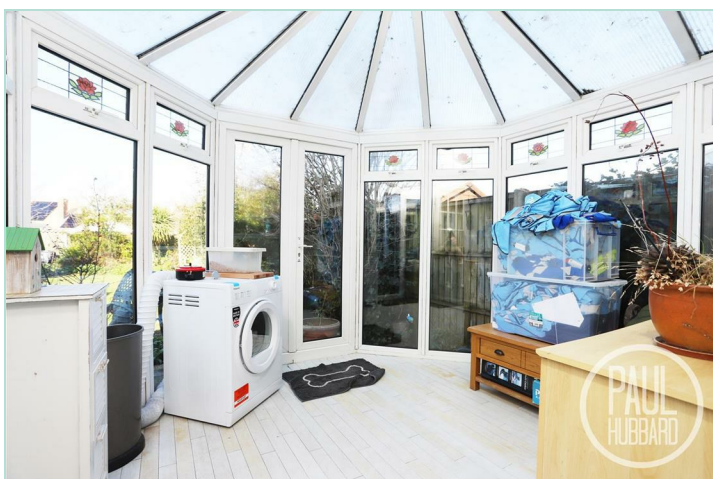
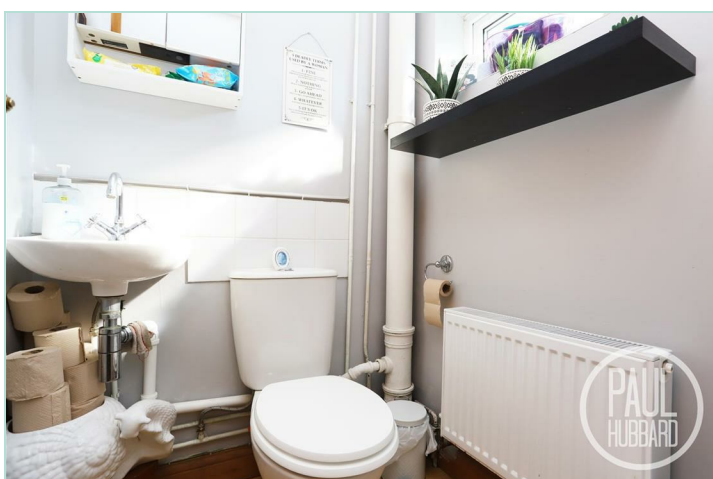
### Conservatory

3.13 max x 1.96 max

Vinyl tile flooring, UPVC double glazed windows, timber frame internal window to the rear aspect, radiator and x2 sets of UPVC French doors opening out to the rear garden.

### Stairs leading to the First Floor Landing

Timber staircase leading to fitted carpet, loft access, storage cupboard and doors opening to bedrooms 1-3 & the family bathroom.



### Bedroom 1

3.25 x 3.05

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect, built-in storage cupboard and a radiator.

### Bedroom 2

2.99 x 2.97

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect and a radiator.

### Bedroom 3

2.98 x 2.12

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

### Bathroom

2.33 x 1.69

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps & an electric shower set above.



### Outside

The front of the property features a neatly laid lawn, with the entrance door sheltered by a storm porch. A large driveway offers off-road parking for multiple vehicles and leads to a detached garage. Double gates open into the rear garden, which boasts a paved patio area, a well-maintained lawn, and landscaped shrub and planted borders. There is pedestrian access to the garage, as well as a timber storage shed.

### 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.

