

£250,000  
Offers In Excess Of



## Walmer Close , NR33 7LF

- Sought after Pakefield
- Detached bungalow
- 2 Double bedrooms
- Off road parking
- Boasting space throughout
- Nestled in a Cul de sac
- Close to local amenities
- Sweeping front garden
- Separate garage
- Opportunity to put your own stamp on it

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**PAUL  
HUBBARD**





### 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. This property is situated within a cul de sac located close to local amenities.



### Entrance Hall

Entrance door to the side aspect, wood effect laminate flooring throughout, radiator, loft hatch with ladder and doors opening to the lounge/diner, shower room, kitchen/breakfast room, bedrooms 1-2 and a built in storage cupboard.

### Lounge/Diner

21'3" x 13'1" max

A sizeable reception room with x3 Double glazed windows to the front and side aspects filling the room with natural light, solid wood flooring throughout, x2 radiators and a gas fire.



### Shower room

6'10" x 6'6"

Double glazed window to the side aspect, tile flooring throughout, radiator, toilet, pedestal hand wash basin and a mains fed shower enclosed within a glass cubicle.

### Kitchen/Breakfast Room

15'8" max x 9'10"

Double glazed windows to the side and rear aspects with timber door opening into the garden, tile flooring throughout, radiator, part tile walls, a selection of units above and below, laminate work surfaces, extractor fan, stainless steel sink with drainer, space for appliances including a washing machine, fridge/freezer and gas oven, doors opening to a built in cupboard and airing cupboard.







### Bedroom 1

19'0" max x 10'9" max

A spacious master bedroom with double glazed window to the side aspect and French doors to the rear aspect opening into the garden, carpet flooring throughout and a radiator.

### Bedroom 2

10'9" x 9'6"

A Separate double bedroom with double glazed window to the side aspect, solid wood flooring throughout and a radiator.



### Outside

Garage (5.5m x 3.0m)

Up and over door to the side aspect, timber door and single glazed windows to the front aspect, light and power inside.

To the front of the property a level metal gate opens to a laid lawn and shingle garden which sweeps round to the side aspect with a concrete pathway to the main entrance door, a timber garden shed and access to the rear.



A small brick weave driveway with off road parking resides to rear and leads up to the garage, a patio seating area and access to the property via the kitchen/breakfast room.

### 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.





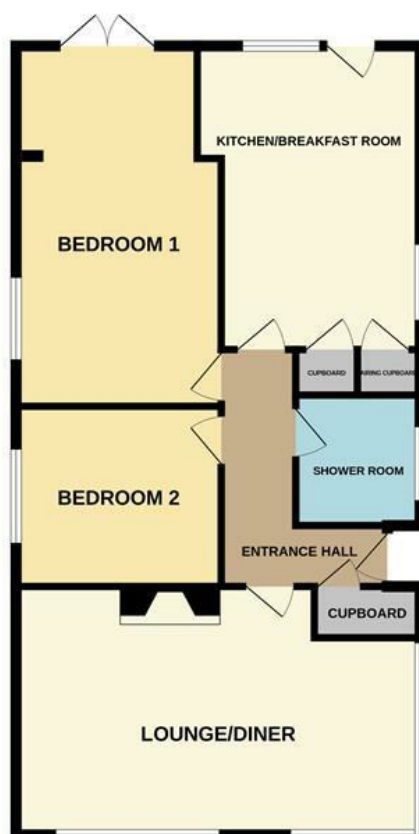
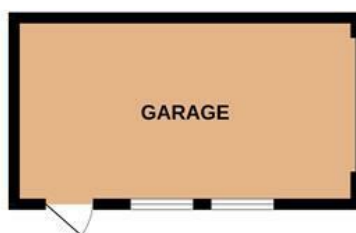






Tenure: Freehold  
Council Tax Band: C  
EPC Rating: TBC  
Local Authority: East Suffolk Council

WALMER CLOSE  
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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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