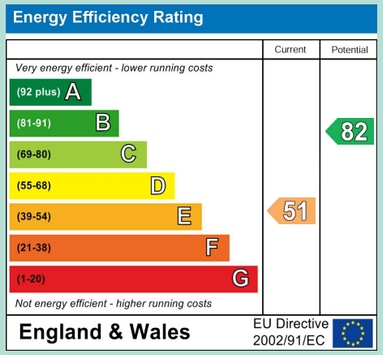
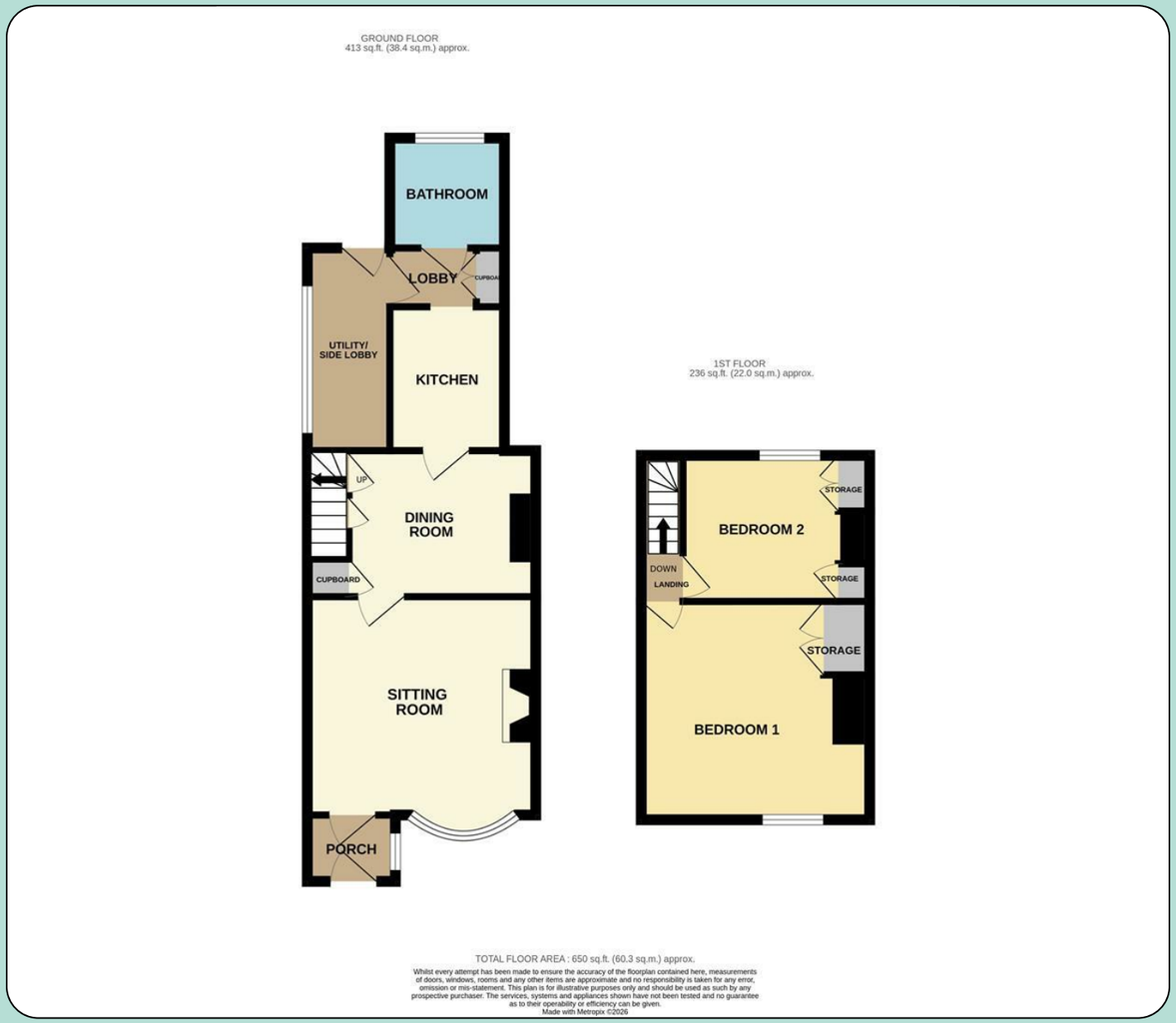
Tenure: Freehold
Council Tax Band: A
EPC Rating: E
Local Authority: East Suffolk Council





Florence Road

Lowestoft, NR33 7BX

- Chain free
- Sought after Pakefield location
- Walking distance to Pakefield beach
- Walking distance to the local shops
- Quaint 2 bedroom cottage
- Seperate sitting room and dining room
- Full of character
- Driveway with off road parking
- Opportunity to put your own stamp on it
- Easily maintained rear garden

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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 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

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.

Summary

Chain free quaint two-bedroom cottage located in the sought-after area of Pakefield, within walking distance of the beach and local shops. The property offers separate sitting and dining rooms, a kitchen, rear lobby and ground floor bathroom, with two bedrooms upstairs, both with built-in storage. Outside benefits from a driveway providing off-road parking for multiple vehicles and an easily maintained rear patio garden. A charming home full of character and offering a great opportunity to put your own stamp on it.

Entrance porch

UPVC double glazed window to the side aspect and entrance door to the front aspect, carpet flooring throughout and door opening to the sitting room.

Sitting Room

3.79m x 3.65m into bay
UPVC double glazed bay window to the front aspect, carpet flooring throughout, storage heater, electric fireplace and doors opening to the dining room and built in storage cupboards.

Dining Room

3.10m x 2.42m
Window to the rear aspect, carpet flooring throughout, a storage heater and doors opening to x2 under stairs storage cupboards, the kitchen and stairs leading to the first floor landing.

Kitchen

2.39m x 1.91m
Window to the side aspect, opening to the rear lobby, tile flooring throughout, tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for appliances including a fridge/freezer and oven.

Lobby

Tile flooring throughout, tile walls, doors opening to the bathroom, side lobby/utility and a cupboard housing the water tank.

Bathroom

1.90m x 1.82m
UPVC double glazed obscure window to the rear aspect, tile flooring and walls throughout, storage heater, vanity unit with inset hand wash basin, toilet and walk in bath with electric shower above and handheld attachment.

Side lobby/utility

3.36m x 1.36m
UPVC double glazed window to the side aspect and door to the rear aspect opening into the garden, tile flooring throughout, laminate work surface with space below for appliances including a washing machine and tumble dryer.

First Floor Landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

Bedroom 1

3.81m x 3.65m
UPVC double glazed window to the front aspect, carpet flooring throughout, storage heater and doors opening to a built in cupboard.

Bedroom 2

2.72m into wardrobe x 2.43m
UPVC double glazed window to the rear aspect, carpet flooring throughout, storage heater and doors opening to a built in cupboards.

Outside

To the front of the property a driveway provides off road parking for multiple vehicles and leads up to the entrance porch.

To the rear of the property an easily maintained patio garden with timber garden shed and gate to the side aspect which has a right of way access.

Agent Note

- This property has right of way access across the neighbouring property for bin access.

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 today to arrange your free, no obligation quote.