

£220,000  
Offers In Excess Of



## Saxon Road

Pakefield, NR33 7BS

- Stunning bay fronted family home
- Moments from the gorgeous Pakefield beach
- South-facing rear courtyard garden
- 3 separate bedrooms
- Well presented throughout
- 2 separate reception rooms
- Detached garage at the rear
- Period features & fireplaces
- Close to local amenities, shops & schools
- Great transport links







### 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, herringbone wood flooring, radiator, a doorway opening leads through to the dining room, stairs lead to the first floor landing and a door opens into the sitting room.



### Dining Room

4.01 into bay x 2.76

Herringbone wood flooring, UPVC double glazed bay window to the front aspect and a feature fireplace with a tile surround & timber hearth.



### Sitting Room

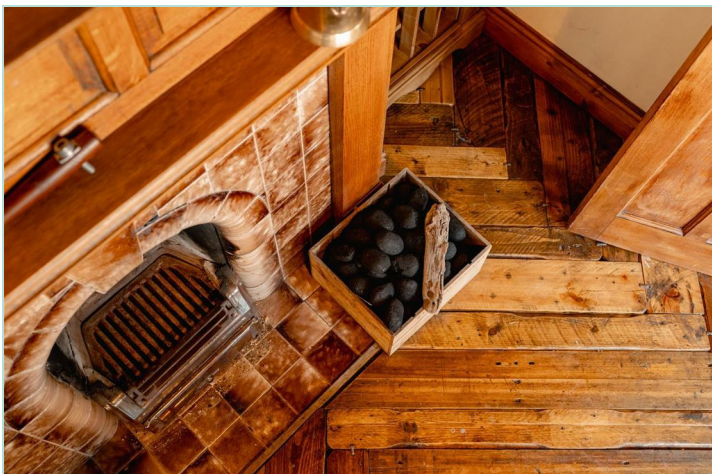
3.78 x 3.30

Herringbone wood flooring, UPVC double glazed window to the rear aspect, built-in storage cupboard, cast iron wood burner and a door opens into the kitchen.

### Kitchen

3.00 x 2.24

Exposed & painted floorboards, UPVC double glazed window to the side aspect, radiator, down lights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & stainless steel extractor hood, spaces for a washing machine & fridge and doors open into the bathroom & out to the rear garden.







### Bathroom

2.21 x 2.09

x2 UPVC double glazed obscure windows to the side & rear aspect, radiator, vinyl flooring, suite comprises a toilet, pedestal wash basin with mixer tap, a panelled bath with a mixer tap and a hand-held shower attachment.

### Stairs leading to the First Floor Landing

Runner carpet leading to fitted carpet, loft access and doors opening to bedrooms 1-3.

### Bedroom 1

3.77 x 3.35

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and a period fireplace.

### Bedroom 2

3.34 max x 2.87 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a period fireplace.

### Bedroom 3

4.61 x 2.13

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in storage cupboard.

### Outside

The south-facing rear courtyard is fully decked, offering a perfect suntrap for outdoor relaxation. It also features an outdoor tap for added convenience. A door provides direct access to the garage.

### Garage

3.83 x 2.77

Featuring an up-and-over door to the rear aspect, the garage is ideal for secure parking or additional storage. It includes lighting, power, and space for extra appliances. Additionally, there is space in front of the garage door that can be used for parking or as a seating area.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments











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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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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Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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