

£350,000  
Guide Price



## Kendal Road Pakefield, NR33 0JG

- Four-bedroom semi-detached home with spacious layout
- Fully refurbished with a stylish, modern finish
- Off-road parking for two vehicles
- Sought-after Pakefield location, moments from the beach
- CHAIN FREE
- Garden room leading to south-facing lawned garden
- New boiler (10-year warranty) and fully rewired
- Separate sitting room with wood burner
- Contemporary kitchen/diner with integrated appliances
- Ground floor WC and modern family bathroom

**PAUL  
HUBBARD**



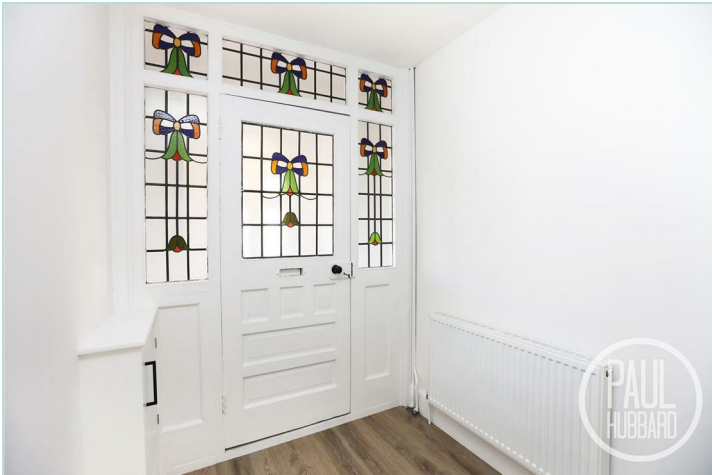
### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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.

### Porch

1.75m x 1.01m

New black composite door to the front aspect and a 1930s feature stained glass door opening to the entrance hall.



### Entrance hall

3.87m x 1.80m

Luxury Vinyl Tile flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/diner and downstairs storage.

### Sitting room

3.64m x 3.35m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator and a feature multi-fuel burner.



### Kitchen/Diner

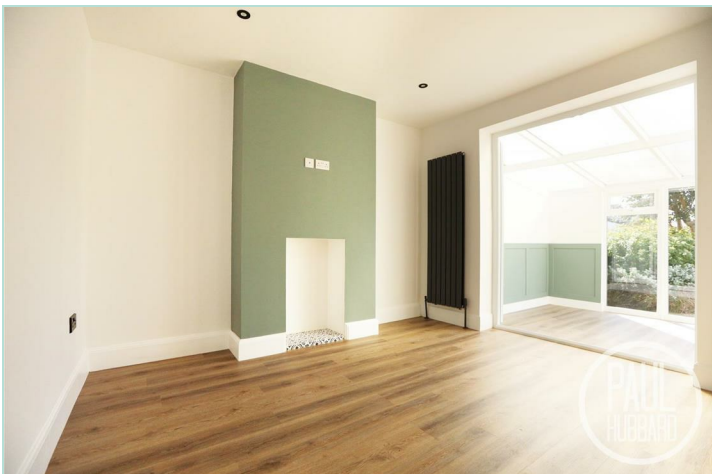
5.41m max x 3.75m

X2 UPVC double glazed windows to the side aspect, Luxury Vinyl Tile flooring throughout, units above and below, a radiator, composite sink with drainer, integrated fridge/freezer, induction hob, double oven, washing machine and dishwasher, a door opens to the cloakroom and UPVC double glazed French doors lead through to the garden room.

### Garden room

3.46m x 3.19m

UPVC double glazed windows to the rear and side aspect, Luxury Vinyl Tile flooring throughout, a radiator and a door opens to the rear garden.





### Cloakroom

2.08m x 0.77m

Luxury Vinyl Tile flooring throughout, hand wash basin, vanity unit, toilet, heated towel rail and a wall mounted gas boiler.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft access, doors opening to the bathroom and bedrooms 1-4.

### Bedroom 1

3.36m x 3.34m

UPVC double glazed bay window to the front aspect, carpet flooring throughout and a radiator.



### Bedroom 2

3.50m x 3.46m

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

### Bedroom 3

4.69m x 2.09m

UPVC double glazed windows to the front and rear aspect, carpet flooring throughout and a radiator.



### Bedroom 4

2.43m x 2.18m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

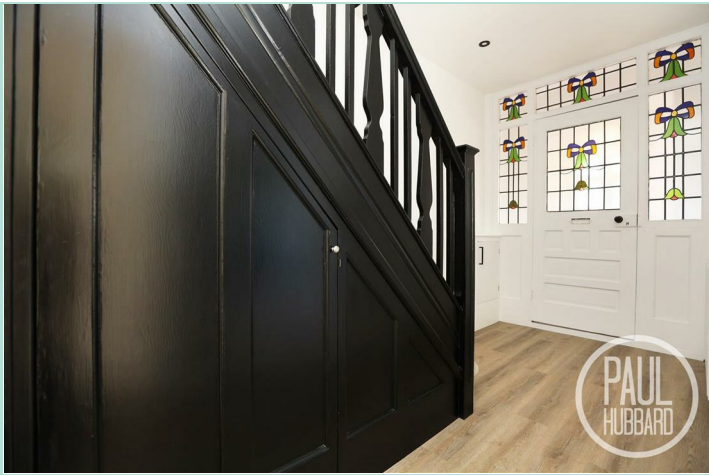
### Bathroom

2.03m x 1.93m

UPVC double-glazed window to the rear aspect, luxury vinyl tile flooring throughout. The bathroom includes a partially panelled wall, hand wash basin with vanity unit, toilet, heated towel rail and a contemporary P-shaped bath with mixer shower.







### Outside

To the front, a well-maintained tarmac driveway provides off-road parking for two vehicles, with gated side access leading to the rear of the property. The frontage includes low-maintenance planting areas, offering scope for decorative shrubs or seasonal flowers. Entry is through a modern door into a welcoming porch.

To the rear, the south facing garden is laid to lawn and enclosed by a timber fence for privacy. Mature trees and established shrubs create a leafy, tranquil setting, while a covered storage area offers practical outdoor space.

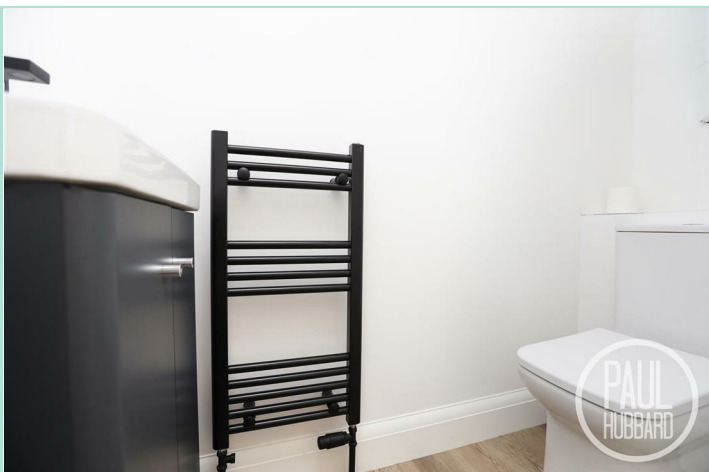


### Financial services

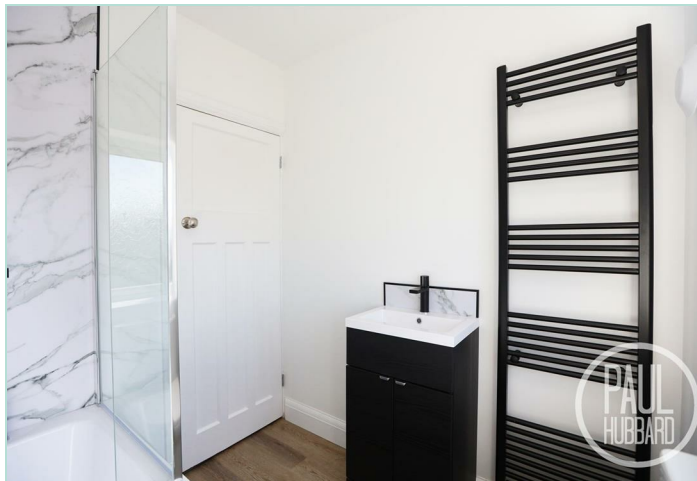
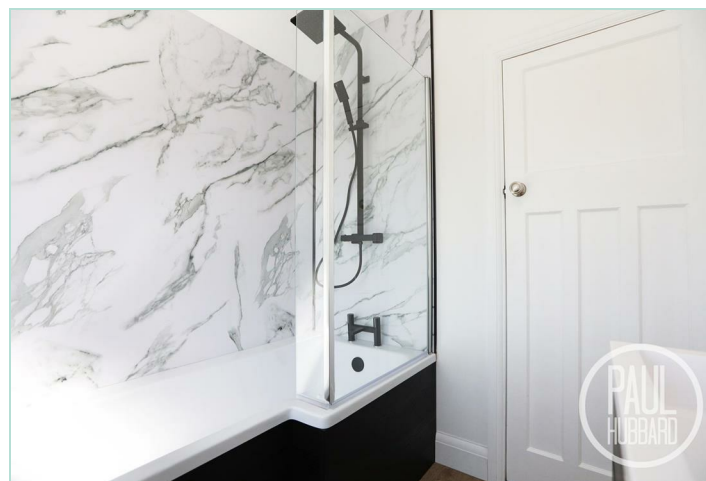
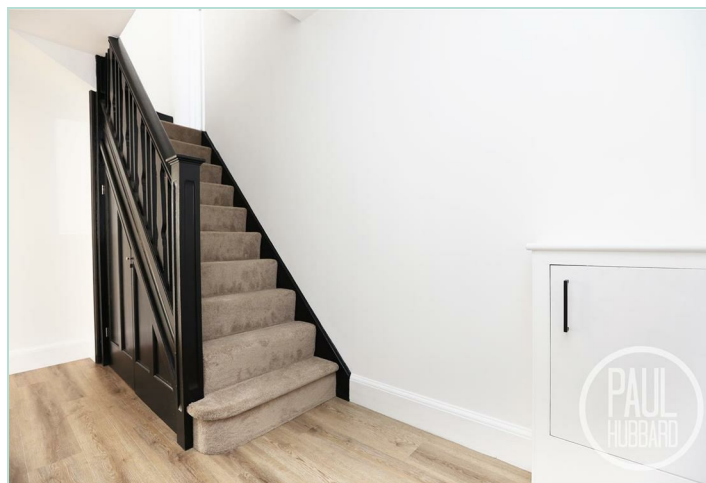
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### Agent note

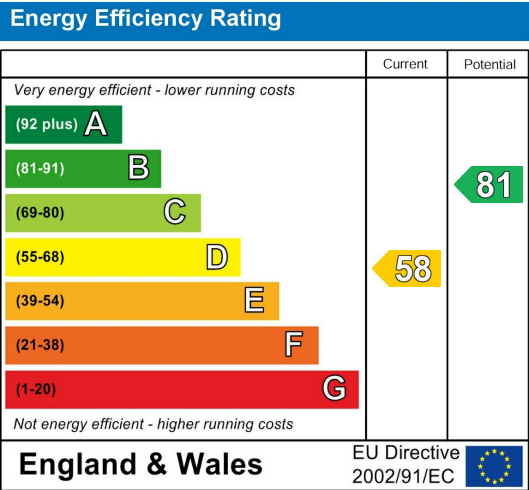
- New flat roof with a 10-year guarantee above bedroom 4
- New boiler with a 10-year warranty
- Fully rewired
- Fully refurbished throughout to a high standard







Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council



GROUND FLOOR  
 675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
 510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.1 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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