

£240,000  
Asking Price



## Merrifield Road

Lowestoft, NR33 7HB

- Well presented semi detached bungalow
- 3 separate bedrooms
- Off road parking
- Gardens front & rear
- Modern decor throughout
- UPVC double glazed
- Gas central heating
- Underfloor heating throughout
- Close to local amenities, shops & schools
- In sought after Pakefield location

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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, 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.

### Entrance Hall

Composite entrance door & double glazed obscure window to the front aspect, laminate flooring, underfloor heating and doors opening to the sitting room, kitchen & bedrooms 1-3.

### Lounge/ Diner

5.64 x 3.24

Laminate flooring, underfloor heating, spotlights, space for a table & chairs if desired, open fireplace with exposed brick surround & oak mantle and UPVC French doors opening to the rear garden.

### Kitchen

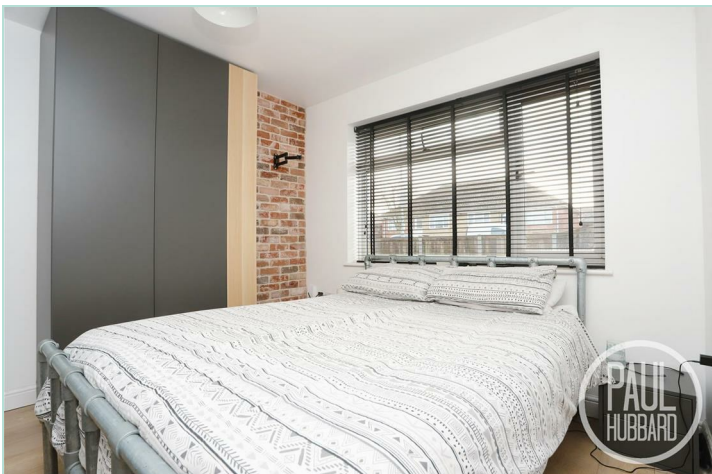
3.77 x 2.59

Tile flooring, underfloor heating, UPVC double glazed window to the rear aspect, base units, oak work surfaces, tile splash backs, butler sink, mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, integrated dishwasher, space for a fridge-freezer and a door opens into the bathroom.

### Bathroom

3.77 x 1.49

Tile flooring, underfloor heating, dual aspect UPVC double glazed obscure windows, extractor fan, spotlights, toilet, wall mounted wash basin with hot & cold taps, a claw foot bath but with a mixer tap & a shower attachment set above, tile splash backs, heated towel rail and a fitted storage cupboard.



### Bedroom 1

3.20 x 3.10

Laminate flooring, underfloor heating and a UPVC double glazed window to the front aspect.

### Bedroom 2

3.28 x 2.74

Laminate flooring, UPVC double glazed window to the front aspect and underfloor heating.





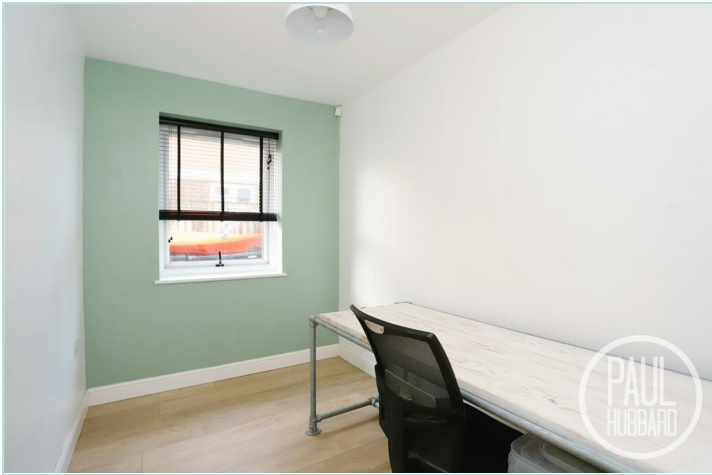
### Bedroom 3

3.22 x 2.00

Laminate flooring, UPVC double glazed window to the side aspect and underfloor heating.

### Outside

The brickweave driveway provides off-road parking and is complemented by a low-maintenance shingle front garden. The area is enclosed by a combination of panel fencing and brick walling and benefits from outdoor lighting, a front entrance door, and gated access to the rear of the property.



The rear garden is a good size and is mainly laid to lawn. It is fully enclosed by panel fencing and features a patio area, an outdoor tap, and steps leading up to a raised timber decking area. To the side, a convenient additional space provides secure storage and houses a timber 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.








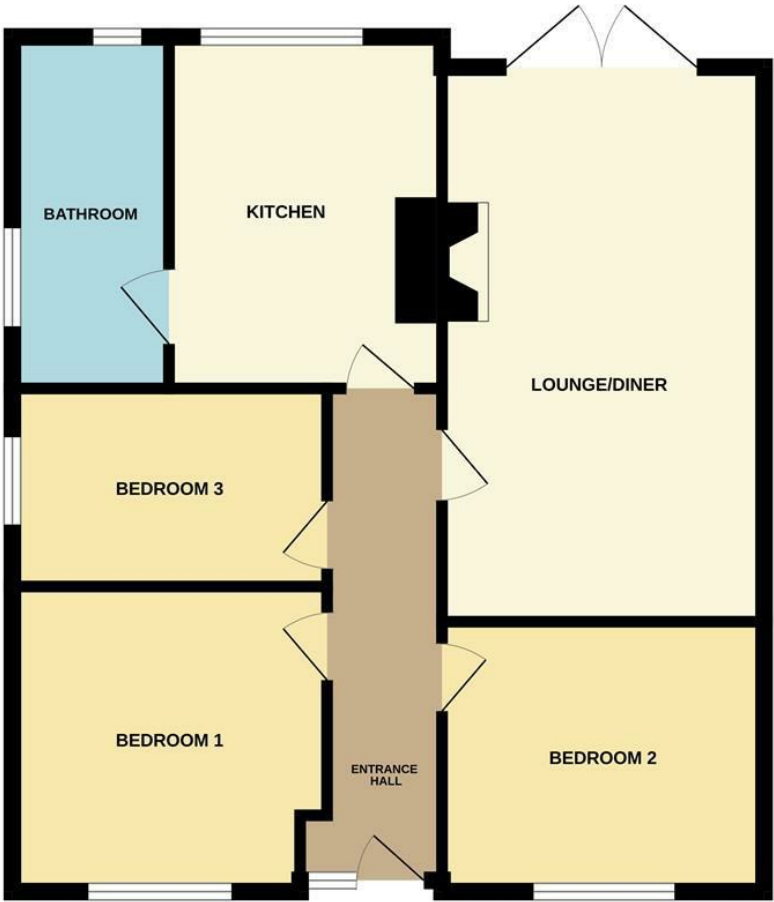




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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		
England & Wales	EU Directive 2002/91/EC	



MERRIFIELD ROAD, PAKEFIELD, LOWESTOFT

TOTAL FLOOR AREA: 699 sq.ft. (64.9 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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