

£250,000  
Asking Price



## Bryony Close

Pakefield, NR33 7HD

- Charming detached bungalow
- 3 separate bedrooms
- Well presented throughout
- Modern décor
- South west facing rear garden with brick built garden store
- Chain free
- Off road parking for multiple vehicles & garage
- Close to local amenities, shops & schools
- Great transport links nearby
- A sought after cul-de-sac in pakefield

**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

UPVC entrance door to the side aspect, radiator, built-in storage cupboard (housing the consumer unit), fitted mat & carpet, loft access, an additional built-in storage cupboard with double doors and doors opening to the kitchen/ breakfast room, sitting room, wet room & bedrooms 1-3.



### Sitting Room

4.21 max x 4.22 max

Fitted carpet, radiator, fireplace and UPVC double glazed windows & French doors to the rear aspect.

### Kitchen/ Breakfast Room

3.60 max x 3.56 max

Karndean flooring, UPVC double glazed window to the side aspect, radiator, gas combi boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for a fridge-freezer, built-in oven & ceramic hob, breakfast bar with space for chairs and a door opens to the rear aspect.



### Conservatory/ Utility Room

3.09 x 1.43

Karndean flooring, dual aspect UPVC double glazed windows, electric radiator, base unit, laminate work surface, space for appliances and a UPVC door opens to the rear garden.



### Bedroom 1

3.83 max x 3.74 max

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

### Bedroom 2

3.53 x 2.66

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.



### Bedroom 3

3.10 x 2.66

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

### Wet Room

2.73 x 1.52

Vinyl flooring, x2 UPVC double glazed obscure windows to the side aspect, part tiled walls, extractor fan with light, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap and a mains fed shower shower.

### Outside

To the front, a decorative shingled garden sits alongside a paved frontage and resin driveway, providing ample off-road parking for multiple vehicles. This leads to the main entrance door, conveniently positioned to the side with an outdoor tap, and continues to the garage, which benefits from lighting. Gated access to the rear garden is also provided.

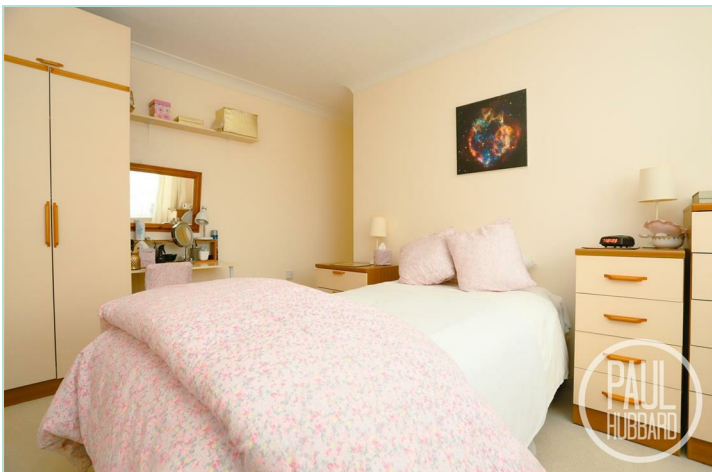
The south-west facing rear garden enjoys plenty of sunshine and features a low-maintenance artificial lawn bordered by paved patio areas and decorative shingle beds. There are external power sockets, and a UPVC door opens into a brick-built garden store with lighting. The garden is fully enclosed by a panel-fenced surround, offering privacy and security.

### Garage & Garden Store

Both brick-built structures feature UPVC double-glazed windows, making them ideal for storage, hobbies, or parking. The garage is equipped with power, lighting, and an electric door to the front.

### Financial Services

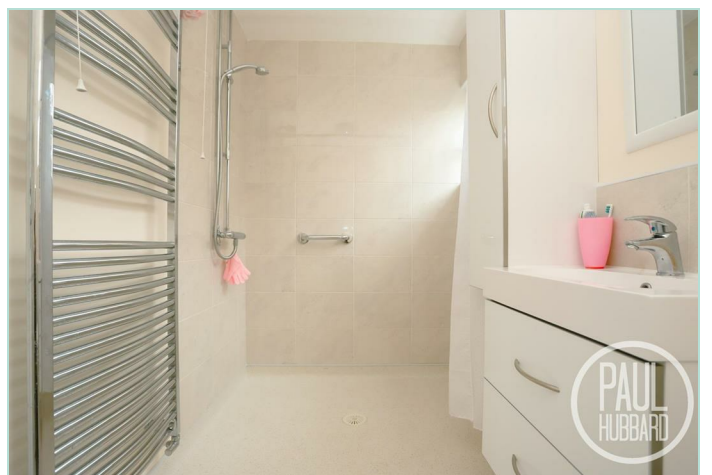
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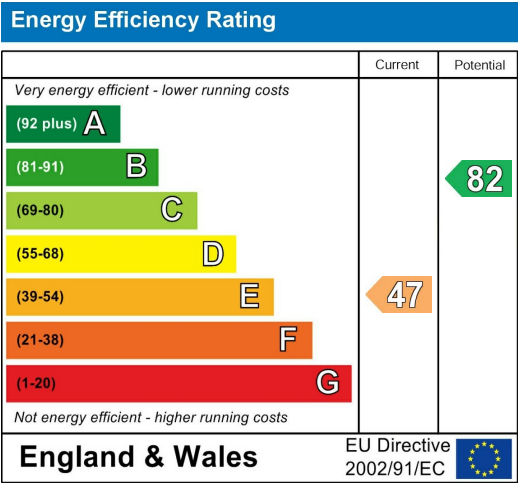








Tenure: Freehold  
Council Tax Band: C  
EPC Rating: E  
Local Authority: East Suffolk Council



BRYONY CLOSE



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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