

£230,000
Asking Price

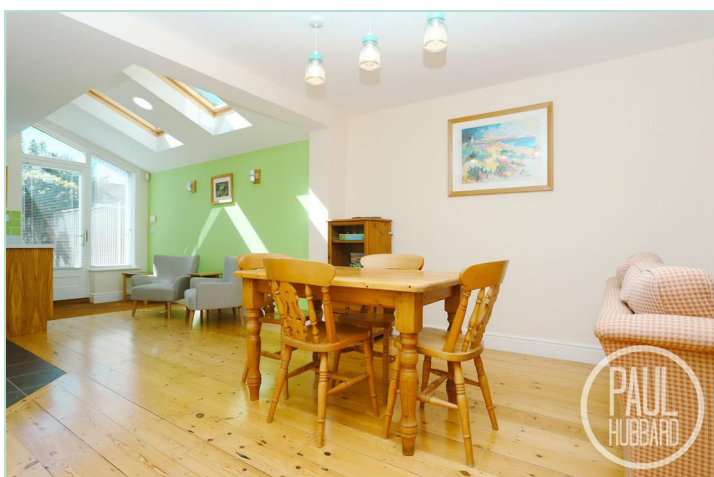
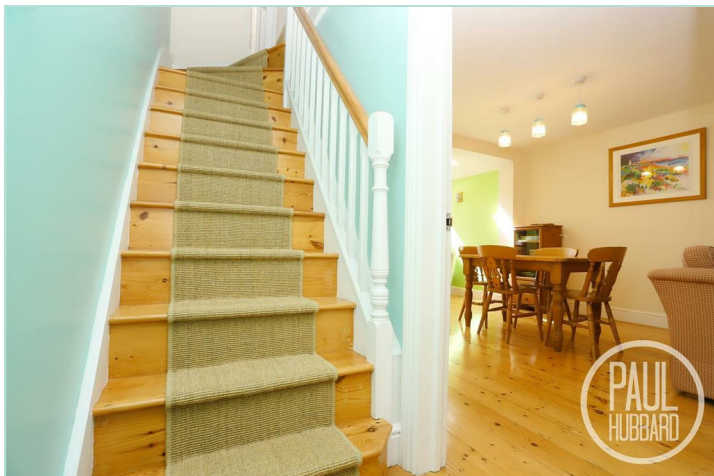
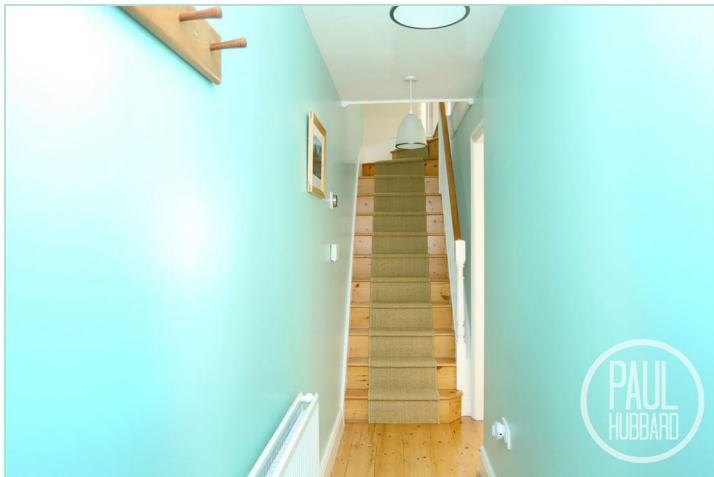
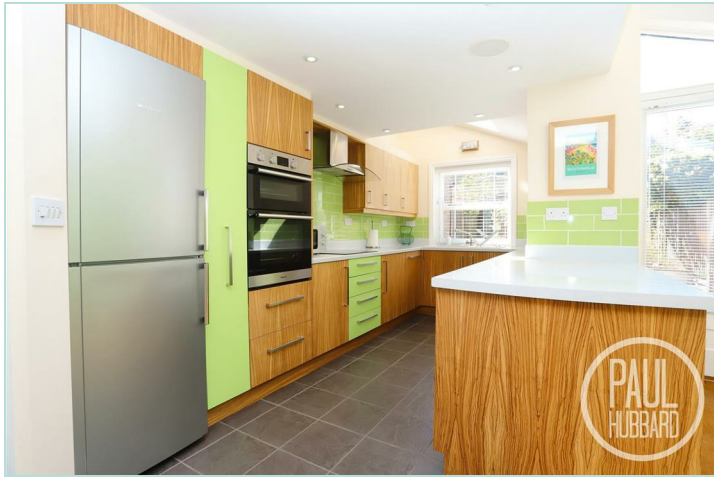


Stradbroke Road

Lowestoft, NR33 7HN

- Deceptively spacious family home
- 2 double bedrooms
- Open-plan living space
- Ground floor cloakroom & first floor bathroom
- Renovated to a high standard
- South facing courtyard garden
- Garage with vehicular access to the rear
- Sought after area in Pakefield
- Close to Pakefield beach
- Nearby local amenities, shops & schools

**PAUL
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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

Main entrance door to the front aspect, fitted door mat carpet, exposed floor boards, stairs leading to the first floor landing and a door opens into the main living space.

Main Living Space

12.26 max x 4.36 max

A large open plan living space comprising a lounge, dining room and kitchen perfect for entertaining or socialising. Features exposed floorboards, double glazed sash window to the front aspect, a modern double glazed imitation styled sash window to the rear aspect, x3 Velux windows, x3 radiators, cast iron burner, built-in units, spotlights, ceiling speakers in kitchen and lounge, tile flooring, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, space for a fridge-freezer & dishwasher, doors open to an under-stair storage cupboard (with a water softener and plumbing for a washing machine) & cloakroom and out to the rear courtyard garden. Front wall and neighbouring side wall has been internally insulated.



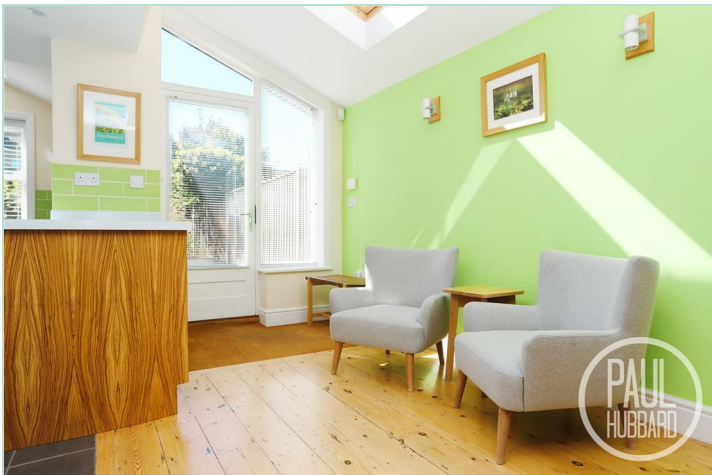
Cloakroom

1.17 x 0.77

Tile flooring, heated towel rail, toilet, wall mounted wash basin with mixer tap, extractor fan, spotlight and tiled walls.

Stairs leading to the First Floor Landing

Timber staircase with runner carpet leading to fitted carpet, loft access and doors opening to bedrooms 1-2, the bathroom, a storage cupboard & the airing cupboard (housing the gas combi boiler).



Bedroom 1

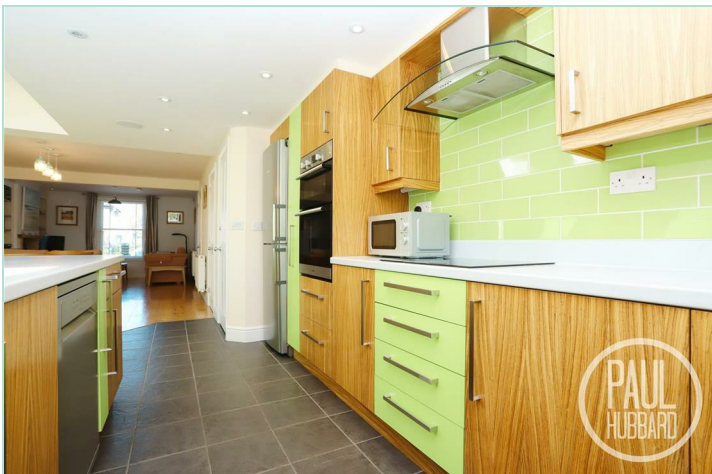
4.71 x 3.05

Fitted carpet, modern double glazed sash window to the front aspect, radiator, fireplace surround and built-in units. External wall and sides have been internally insulated.

Bedroom 2

3.19 x 2.95

Fitted carpet, modern double glazed imitation casement style sash window, to the rear aspect and a radiator. External rear wall and side internally insulated.



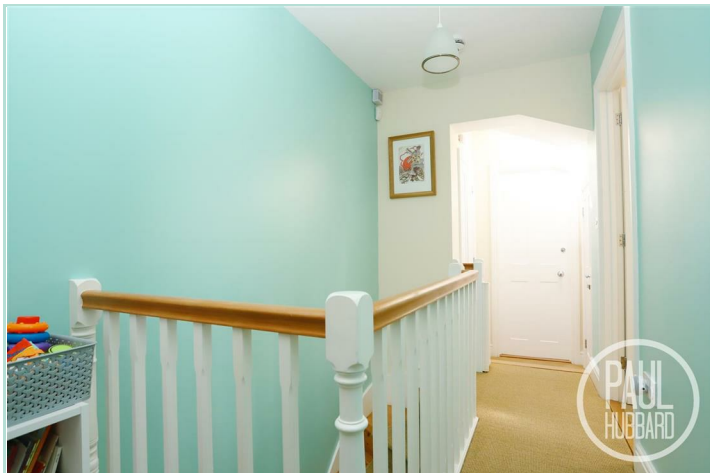
Bathroom

2.76 x 2.18

Tile flooring, heated towel rail, vertical radiator, obscure modern double glazed imitation casement style sash window, toilet & wash basin set into a vanity unit with a mixer tap, a panelled double ended bath tub with hot & cold taps, a mains-fed shower set into a cubicle enclosure with a rainfall head, down lights and tile splash backs.







Outside

At the front, gated access opens onto a shingle frontage, fully enclosed by a surrounding brick wall. A pathway leads up to the main entrance door.

The brick-weave patio courtyard garden includes shingle borders and raised planters with fully stocked beds. It benefits from a south-facing aspect, outdoor lighting, external power sockets, and a water tap. There is a pedestrian access door leading to an oversized insulated single garage with power, storage shed/workshop area. For Vehicle access the garage has a 9 ft electric/remote sectional garage door. gated access opens to a dedicated bin storage area, and then another opens to the rear vehicular service road.

Financial Services

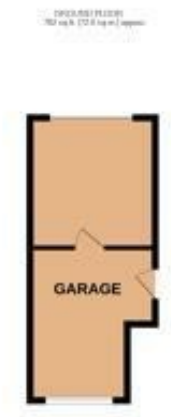
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Tenure: Freehold
Council Tax Band: Exempt
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 380 sq ft (35.5 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 details are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with RoomSketcher 12/2024

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