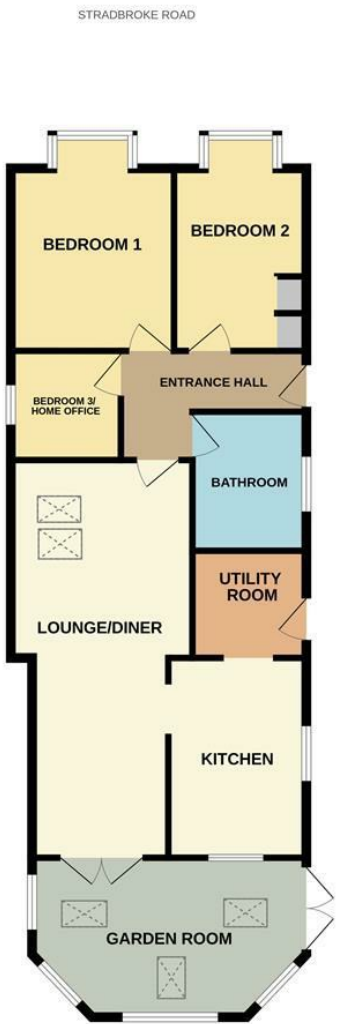


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D TBC  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 65                         | 78        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£270,000  
Asking Price



## Stradbroke Road Pakefield, NR33 7HS

- Well presented detached bungalow in sought after Pakefield
- 3 separate bedrooms
- Chain free
- Off road parking for multiple vehicles
- South facing rear garden
- Modern décor throughout
- Gorgeous bright garden room
- Spacious bathroom with corner tub & separate shower
- Close to local amenities shops & schools
- Great transport links

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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

UPVC entrance door to the side aspect, laminate flooring, radiator, consumer unit, loft access and doors opening to the bedrooms, lounge/diner & bathroom.

### Bedroom 1

4.00 max into bay x 2.99

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

### Bedroom 2

4.00 max into bay x 2.43

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and built-in wardrobes.

### Bedroom 3/ Home office

2.09 x 1.98

Perfect for a small single bedroom, nursery or home office this room features fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Bathroom

2.59 x 2.09

Tile flooring, UPVC double glazed obscure window to the side aspect, down lights, extractor fan, radiator, part tiled walls, toilet, pedestal wash basin with hot & cold taps, a panelled corner bath tub with hot & cold taps and a mains fed shower set into a cubicle enclosure.

### Lounge/ Diner

7.61 max x 3.33 max

A spacious open-plan lounge/diner with laminate flooring, x2 radiators, x2 Velux windows, a door opening into the kitchen and UPVC French doors opening to the garden room.

### Kitchen

3.65 x 2.59

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surfaces, inset ceramic sink & drainer with mixer tap, tile splash backs, built-in Logik oven with 5 ring gas hob, stainless steel extractor hood, space for a fridge-freezer and an opening leads to the adjoining utility room.

### Utility Room

2.59 x 2.09

Vinyl flooring, base units, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, gas combi boiler, spaces for a dishwasher & washing machine and a UPVC door opens to the garden.

### Garden Room

4.17 max x 3.20 max

Tile flooring, dual aspect UPVC double glazed windows, x3 Velux windows, underfloor electric heating, down lights and UPVC French doors opening to the rear garden.

### Outside

A spacious brick weave driveway provides off-road parking for multiple vehicles, complemented by a decorative slate-chipped frontage. Double side gates offer access to a pathway leading to the main entrance, with outdoor lighting and additional gated access to the rear garden for convenience and privacy.

The south-facing rear garden is a generous and versatile space featuring a well-maintained lawn, mature trees, and established planted borders. A patio area and raised deck with seating offer ideal spots for relaxing or entertaining, while a charming summer house adds further appeal. With outdoor lighting, a water tap, and plenty of potential to personalise, the garden is a standout feature of the property.

### 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.

