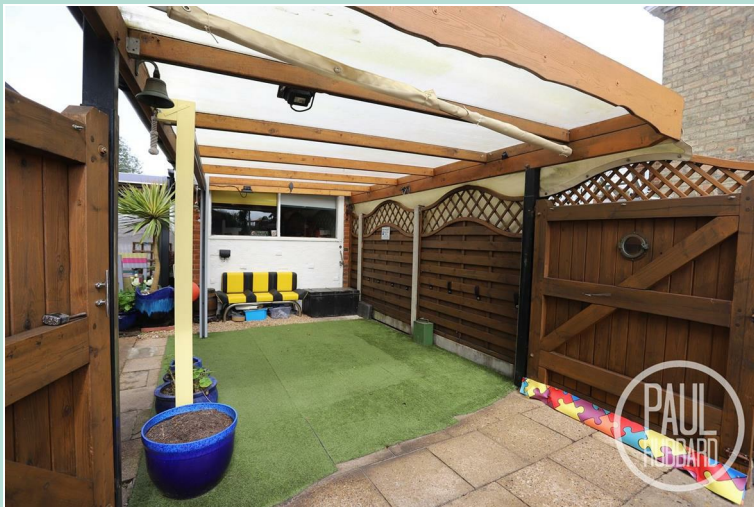


£325,000
Asking Price

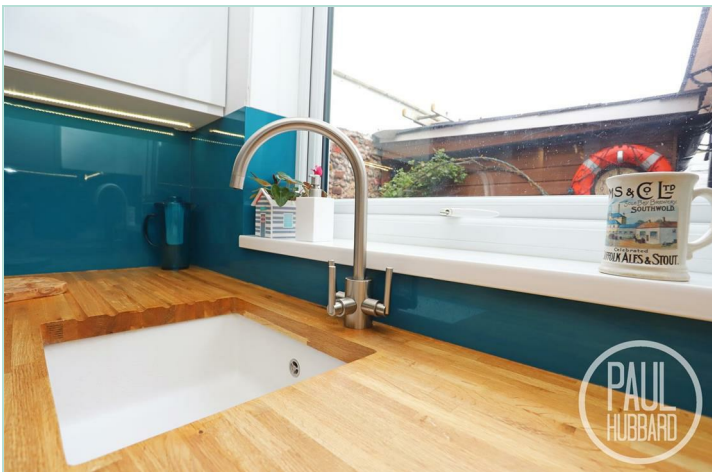


Pakefield Street

Pakefield, NR33 0JS

- Unique semi-detached home
- Full of character with modern conveniences
- Prime location in Pakefield
- Gated off road parking for multiple vehicles
- 2 double bedrooms
- 2 spacious reception rooms
- Sea views
- Spacious bathroom with bath & shower
- Walking distance to Pakefield beach
- Versatile outbuilding

**PAUL
HUBBARD**



Summary

Nestled in the heart of Pakefield, this unique semi-detached home offers a seamless blend of character and modern amenities. Boasting gated off-road parking and gorgeous sea views, it features two double bedrooms and two spacious reception rooms with period charm throughout. The modern kitchen is complemented by a spacious pantry. Original parquet flooring and colourful glass windows add a unique touch to the entrance. With a rich history as a former netting store, then bakery, this home has been lovingly maintained within the family for generations. Step outside to a low-maintenance courtyard garden, complete with a multi-purpose outbuilding and carport. Don't miss the chance to experience the charm and heritage of this exceptional property, just moments away from Pakefield Beach. Viewing is essential to truly appreciate the character and modern living offered by this one-of-a-kind home.

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.

Porch

1.98 x 0.64

A welcoming porch with; UPVC French doors to the side aspect, fitted carpet, exposed brick walls, feature colourful glass windows and a door with original textured glass, leads you through to the spacious entrance hall.

Entrance hall

Original parquet flooring, fan assisted radiator, a handy study area perfect for working from home, wall mounted units, stairs lead up to the first floor landing and doors opening to the sitting room, dining room & pantry.

Sitting room

4.31 x 3.88

Original parquet flooring, radiator and x2 UPVC dual aspect double glazed windows.

Dining Room

3.83 x 3.11

Original parquet flooring, UPVC double glazed window to the side aspect, radiator and an opening leads through to the kitchen.

Kitchen

2.63 x 2.38

A modern kitchen with; Vinyl flooring, UPVC double glazed window to the rear aspect, spot lights, gloss units above & below, under cabinet lighting, Alusplash panels, Oak work surfaces, undermount ceramic sink & mixer tap, built in double oven & microwave, induction hob & extractor hood, integrated fridge-freezer, dishwasher and openings lead through to the boot room & pantry.

Pantry

3.81 x 1.48

Vinyl flooring, spotlights, built in shelves perfect for storage space.



Boot room

1.90 x 0.94

Tiled flooring & a UPVC double glazed stable door opens to the rear garden; The perfect place for storing outerwear.

Stairs lead to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect and doors opening to bedrooms 1 & 2 and the family bathroom.

Bedroom 1

4.30 x 3.93

A spacious master bedroom with sea views; Fitted carpet, dual aspect UPVC double glazed windows, radiator and fitted wardrobes,

Bedroom 2

3.82 x 3.32

Another double bedroom comprising; Fitted carpet, UPVC double glazed window to the side aspect, radiator, fitted wardrobes and storage units.

Bathroom

3.34 x 1.70

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, LED infinity mirror, suite comprises a toilet & wash basin with a mixer tap set into a vanity unit, a panelled bath with hot & cold taps and a mains fed shower with both a hand held & rain fall heads.

Outside

The front garden is designed for low maintenance, featuring a driveway providing off-road parking and leading to a carport secured by double gates.

A meticulously planned courtyard garden boasts artificial grass, complete with convenient amenities such as a water tap, lighting fixtures and power points. Additionally, a timber shed provides ample storage space.

Outbuilding

4.52 x 2.79

The multi-functional brick-built structure features integrated lighting, power outlets and a worktop with provisions for additional space and plumbing. French double glazed doors provide access to the low-maintenance enclosed rear garden.

Boiler room

The boiler room houses both the water softener and the gas combi boiler.

Financial services

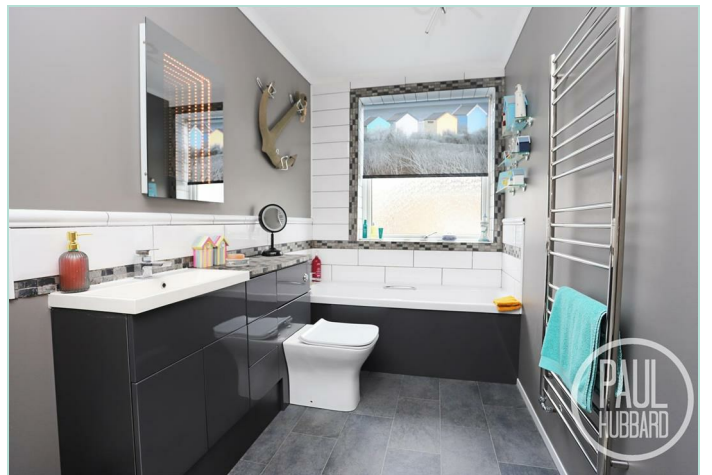
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Agent note

The views portrayed in the final image serve as a depiction of the surrounding locality and is not directly visible from the property.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	85
(81-91) B		
(69-80) C		
(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



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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