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£350,000
Guide Price







Florence Road

Lowestoft, NR33 7BY

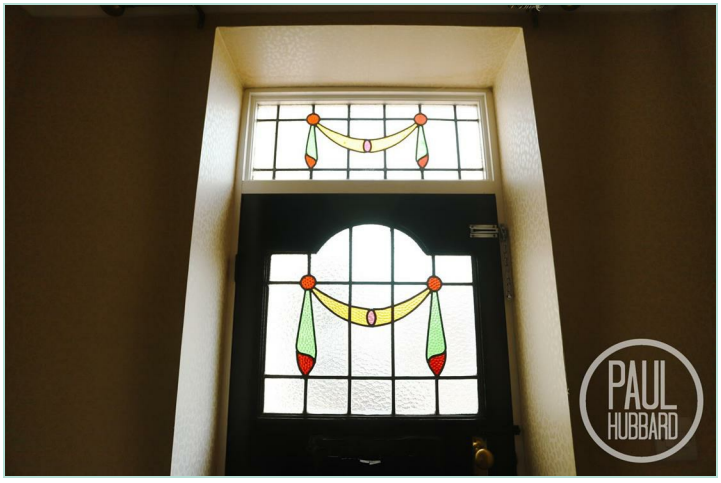
- Impressive period residence arranged over three floors
- Desirable south-west facing courtyard garden
- Original character features throughout
- Four generous double bedrooms
- Multiple bathrooms serving the accommodation
- Versatile reception rooms, including a home office
- Exciting opportunity to complete renovations and create a stunning home
- Double bedroom with balcony
- Moments from the award-winning Pakefield Beach
- Ideally positioned close to shops, schools and local amenities

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Summary

A unique four-bedroom period home arranged over three floors, just moments from Pakefield Beach. Retaining a wealth of original features including exposed floorboards, fireplaces, stained glass and decorative detailing, the property offers spacious and versatile accommodation throughout. Highlights include a generous kitchen/dining room with a underground wine cellar, a sizeable sitting room with log burner, a home office, bedroom with balcony, multiple bathrooms and a private south-west facing courtyard garden ideal for entertaining. With some renovation works already underway, this characterful home presents an exciting opportunity to create a stunning coastal residence close to local shops, schools and amenities.

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

Original period entrance door to the front aspect, original tile flooring throughout, a radiator and stairs leading to the first floor landing and doors opening to an under stairs storage cupboard and kitchen/diner.

Kitchen/Diner

6.93m x 4.14m

UPVC double glazed French doors to the rear aspect opening into the garden and windows to the rear and side. Original tile flooring throughout, a selection of units above and below, solid wood work surfaces, 1.5 ceramic sink with drainer, space for appliances including a washing machine, Rangemaster oven and fridge/freezer. A stunning wine cellar built into the ground and door opening to the sitting room.

Sitting Room

4.96m x 4.17m

UPVC double glazed window to the side aspect, wood effect laminate flooring throughout, a radiator, cast iron log burner within an exposed brick wall surround and a door opening to a home office.

Office

4.87m x 1.79m

A room currently undergoing renovations but has the potential to be used as a home office, comprising of x2 UPVC double glazed windows to the front aspect and wood effect laminate flooring throughout.

First Floor Landing

Original exposed wooden floorboards throughout, a radiator, stairs leading to the second floor landing and doors opening to bedrooms 1, 2 and the family bathroom.

Bathroom

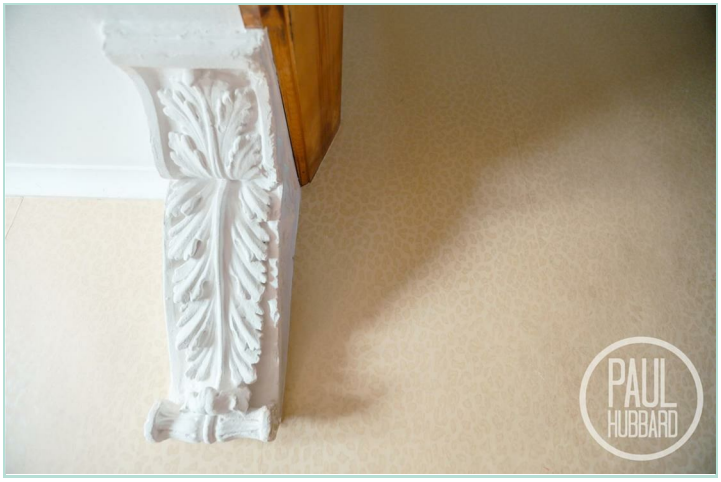
2.12m max x 1.97m

Original stained glass window and double doors open to the family bathroom comprising of wooden flooring throughout, a heated towel rail, a toilet, roll top bath, picture rail, part tile walls and a UPVC double glazed window to the front aspect.









Bedroom 1

6.68m x 3.32m

The principal bedroom benefits from a generously sized en-suite shower room with a walk-in shower, wash hand basin and separate WC. The room enjoys good natural light from a large window and offers excellent proportions. While some updating is required, the space provides a great opportunity for improvement and the creation of a stylish modern en-suite.

Bedroom 2

4.99mx 3.32m

UPVC double glazed window to the side aspect and sliding door to the front aspect opening onto a balcony. Original wooden flooring throughout, a radiator, original feature fireplace, decorative picture rail and coving.

Second Floor Landing

Original wooden flooring throughout, a radiator, opening and doors leading to bedrooms 3-4 and WC undergoing renovation.

Bedroom 3

6.89m x 2.56m

Located on the top floor, this spacious room features x2 UPVC double glazed windows to the rear and side aspects, original floorboards throughout, feature beams and a radiator.

Bedroom 4

4.60m x 3.30m

Another double bedroom featuring x2 UPVC double glazed windows to the front and side aspects, carpet flooring throughout, feature beams and original feature fireplace.

Bathroom

5.00m x 2.18m

A room currently undergoing renovation which has the opportunity to be converted into a sizeable family bathroom, currently comprising of a UPVC double glazed window to the front aspect, original wooden flooring throughout, loft access, a radiator and part stripped WC.

Outside

Gated access opens to an attractive tiled frontage with outdoor lighting, enclosed by a brick wall boundary. A charming period entrance door provides access to the property.

A private south-west facing courtyard garden designed for low-maintenance enjoyment, featuring an artificial lawn, brick-weave patio, raised decking seating area, and a brick-built BBQ area. Fully enclosed by brick walls, with gated side access.

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.

Buyer AML - £42 inc VAT

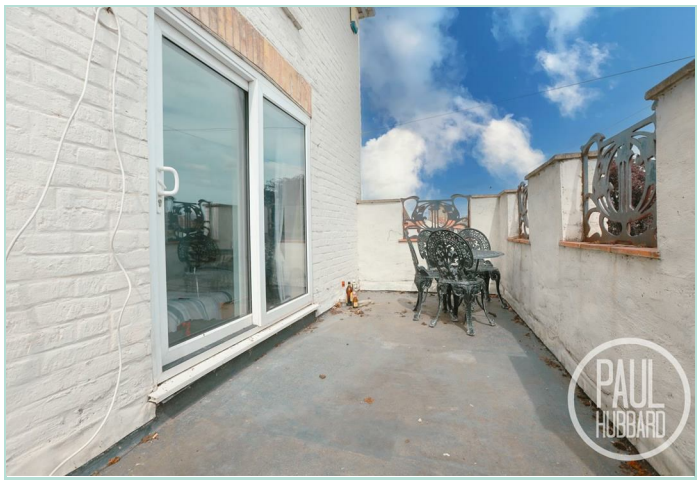
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Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Local Authority: East Suffolk Council



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 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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