

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£260,000  
 Asking Price



Ship Road  
 Lowestoft, NR33 7DN

- Chain free semi-detached home
- Off-road parking and garage
- Sought-after Pakefield location
- Extended and fully renovated
- New kitchen, bathroom & shower room
- Brand new flooring throughout
- UPVC double glazing & gas central heating
- Spacious open-plan lounge/diner
- Generous rear garden
- Close to transport, shops & schools

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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

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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 front aspect, fitted carpet, integral door mat, radiator, consumer unit, stairs leading to the first floor landing and doors opening to the lounge/ diner & kitchen.

### Lounge/ Diner

7.28 max x 3.02 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, fireplace a door opens into the kitchen and UPVC French doors opening to the rear garden.

### Kitchen

3.67 max x 2.07 max

Laminate flooring, x2 UPVC double glazed windows to the side aspect, built-in storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & stainless steel extractor fan, heated towel rail, space for a fridge-freezer & washing machine, a door opens to the exterior and an opening leads through to the rear lobby.

### Rear Lobby

Laminate flooring, UPVC double glazed window to the rear aspect, loft access and a door opens into the bathroom.

### Bathroom

1.70 x 1.68

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, radiator, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with hot & cold taps & an electric shower set above and aqua board wall panels.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to bedrooms 1-3 & the shower room.

### Bedroom 1

4.40 x 3.43

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

### Bedroom 2

3.67 x 3.05

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in storage cupboard.

### Shower Room

2.74 x 1.10

LVT flooring, UPVC double glazed obscure window to the side aspect, extractor fan, heated towel rail, toilet, wash basin set into a vanity into with a mixer tap, a mains-fed shower set into a large cubicle enclosure and aqua board wall panel splash backs.

### Bedroom 3

2.44 x 2.44

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

### Outside

A paved frontage provides off-road parking to the side, with a UPVC entrance door at the front giving access to the main house. Double gates offer secure access to the rear garden and garage area.

To the rear, the garden features a laid lawn, patio seating area, pathway leading to a further patio, a raised pond and planted beds, along with a large storage shed. The garden is fully enclosed by panel fencing for privacy and security. A gated section leads to additional garden area, currently laid to lawn with ample space for planting and development. This area would be ideal for a home allotment or greenhouse and is also fully enclosed by panel fencing.

### Garage

5.35 x 2.66

A detached garage with double doors to the front and a timber-framed window to the rear, providing excellent additional storage or potential workshop space.

### 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.

