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Walmer Road

Lowestoft, NR33 7LE

- Ideal family home
- Sought after Pakefield location
- 3 Seperate bedrooms
- Off road parking for multiple vehicles
- South west landscaped rear garden
- Ground floor WC
- Spacious, bay fronted sitting room
- Utility area
- Open plan kitchen/diner/snug
- Close to local amenities

PAUL HUBBARD

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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

Wood effect laminate flooring throughout, composite entrance door, carpeted stairs leading to the first floor landing, decorative dado rail and doors opening to the sitting room, under stairs storage cupboard and opening to a utility area.

Sitting Room

7.97 into bay x 3.64

A sizeable open plan layout with carpet flooring throughout, UPVC double glazed bay window to front and standard window to rear, x2 radiators, electric fire and decorative dado rail.

Utility Area

2.57 max x 1.69

Wood effect laminate flooring throughout, UPVC double glazed window to the side aspect, decorative dado rail, a radiator, wall mounted unit, base units with space underneath for a washing machine and tumbler dryer and doors opening to a WC and kitchen/diner.

WC

1.57 x 0.77

Original painted floorboards, UPVC double glazed window, toilet and a wall mounted hand wash basin with tile splash back.

Kitchen

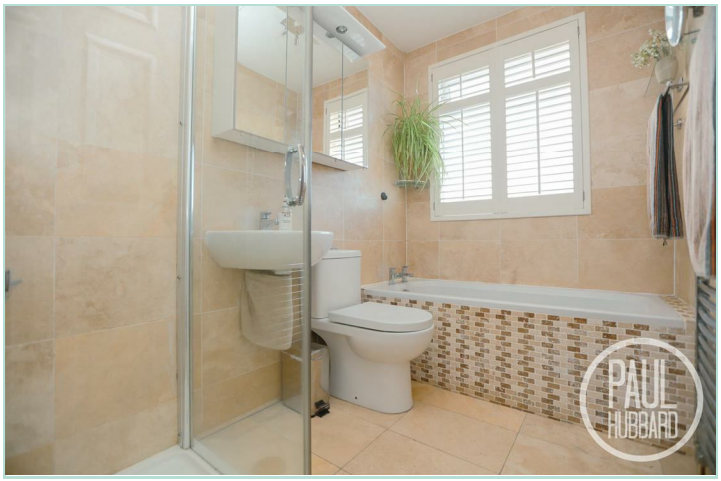
3.14 max x 3.48

An open plan layout to the dining area/snug located at the back of the property overlooking the garden. The kitchen comprises tile flooring throughout, UPVC double glazed window, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, Rangemaster oven and space for a fridge/freezer.

Dining Area/Snug

3.51 x 2.80

Tile flooring throughout, UPVC double glazed window and sliding doors opening to the garden, a radiator and decorative dado rail.



First Floor Landing

Carpet flooring throughout, UPVC double glazed window, and doors opening to bedrooms 1 and 2.

Bathroom

2.52 x 1.66

Tile flooring throughout benefiting from underfloor heating, UPVC double glazed window with shutter blinds, tile walls, heated towel rail, loft access, bath, toilet, wall mounted hand wash basin and a rainfall shower with handheld attachment enclosed within a glass cubicle.

Bedroom 1

4.19 into bay x 3.62

Carpet flooring throughout, a radiator, UPVC double glazed bay window with integrated seat and storage underneath.

Bedroom 2

3.71 x 3.15

Carpet flooring throughout, UPVC double glazed window, radiator and doors opening to a built in storage cupboard which houses the gas boiler and water tank.

Bedroom 3

2.25 x 1.66

Carpet flooring throughout, UPVC double glazed window and a radiator.

Outside

To the front of the property, a block-weave driveway provides ample parking for multiple vehicles and leads to the main entrance door. A useful side passage offers excellent storage space, external power and convenient access to the rear garden via a timber gate. The frontage is attractively arranged with a shingled garden area and a number of established trees.

To the rear, a south-west-facing garden has been thoughtfully landscaped, featuring a newly installed raised patio with decked seating area, pergola, and well-stocked planter borders surrounding a neatly laid lawn with mature trees and shrubs. A cast-iron gate leads through to a separate enclosed area, which accommodates a timber garden shed equipped with both light and power.

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.

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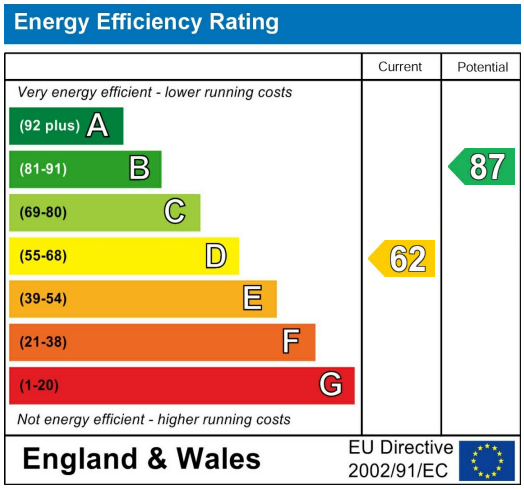
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



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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