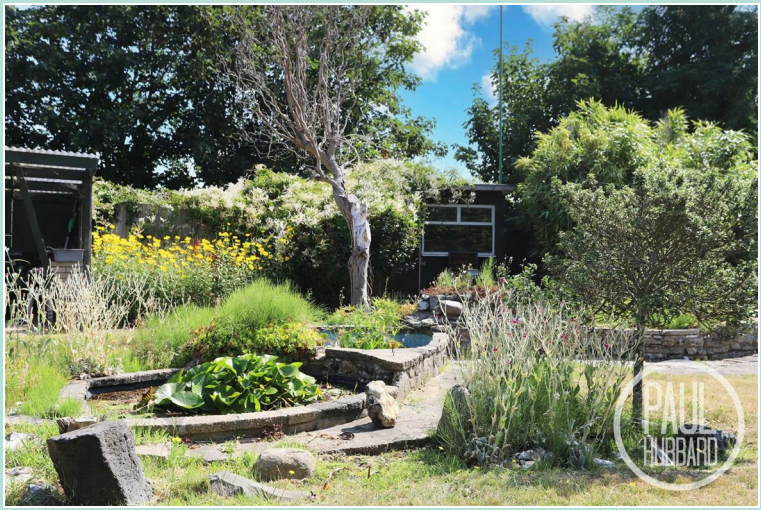
www.paulhubbardonline.com

£300,000
Guide Price







Willow Road

Lowestoft, NR33 7BJ

- Detached three-bedroom bungalow
- Offered chain free
- Generous south-facing wrap-around garden
- Ample off-road parking & substantial garage/workshop
- Peaceful tucked-away position in sought-after Pakefield
- Walking distance to Pakefield Beach & local amenities
- Original handmade parquet flooring & character features
- Beautiful feature pond with waterfall & mature gardens
- Versatile third bedroom/home office
- Fantastic opportunity to modernise & add value (STPP)

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Location - Pakefield

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, tile flooring, UPVC double glazed window to the side aspect, space for storing coats & shoes, built-in storage cupboard and a door opens into the lounge/ diner.

Lounge/Diner

8.30m x 4.25m (max)

A welcoming and characterful reception space featuring beautiful original handmade parquet flooring, a charming cast iron burner and an attractive feature brick archway creating a seamless flow between the sitting and dining areas. UPVC double glazed window to the rear aspect, two electric radiators, doors opening to the kitchen, internal hallway and bedroom one, with UPVC sliding doors leading through to the conservatory.

Kitchen

1.51m x 3.06m

Tile flooring, UPVC double glazed window to the front aspect, loft access, consumer unit, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in oven, ceramic hob, extractor hood and space for a fridge, washing machine & slimline dishwasher.

Bedroom 1

3.01 m x 4.19m

Laminate flooring, UPVC double glazed window to the side aspect, electric radiator and fitted wardrobes.

Hallway

Vinyl flooring, UPVC double glazed window to the side aspect and doors opening to bedroom 2 & the wet room.

Wet Room Bathroom

2.51m x 2.65m

Non slip wet room flooring throughout, x2 UPVC double glazed windows to the front aspect, a heated towel rail, toilet, wall mounted hand wash basin and walk in shower.

Bedroom 2

3.58m x 2.67m

Fitted carpet, UPVC double glazed window to the side aspect, electric radiator, fitted wardrobes and a door opens into bedroom 3.

Bedroom 3

2.72m x 2.68m

Perfect for use as a bedroom, dressing room or home office. Featuring laminate flooring, UPVC double glazed window to the rear aspect and an electric radiator.









Conservatory

3.08m x 3.31m

Featuring brickweave flooring, electrical sockets, lighting, dual aspect UPVC double glazed windows and sliding doors opening onto the rear garden, offering a useful additional space that can be enjoyed throughout the seasons.

Outside

Front:

Approached via a shared private shingle access road, the property occupies a generous, secluded plot and is set well back from the road, creating an immediate sense of privacy. A spacious paved driveway provides ample off-road parking for multiple vehicles and leads to the substantial garage/workshop. The main entrance is positioned to the front of the property, while gated side access leads conveniently to the rear garden.

Rear Garden:

The generous south-facing wrap-around garden is undoubtedly one of the property's standout features, offering a wonderfully peaceful and private outdoor retreat. Beautifully established with mature lawns, trees, shrubs and well-stocked borders, the garden centres around an attractive ornamental pond with raised decorative brickwork, a calming waterfall and water feature, creating a tranquil setting to relax and unwind. Additional features include an outdoor tap, greenhouse, summerhouse, timber storage shed and a dedicated pump house servicing the pond, all enclosed by panel fencing for added privacy. The generous plot also presents exciting potential for landscaping or future development, subject to the necessary planning permissions.

Garage/Workshop

A substantial garage/workshop with double opening doors to the front, power, lighting and a mechanic's inspection pit, providing excellent space for vehicle enthusiasts, storage, hobbies or workshop use.

Financial Services

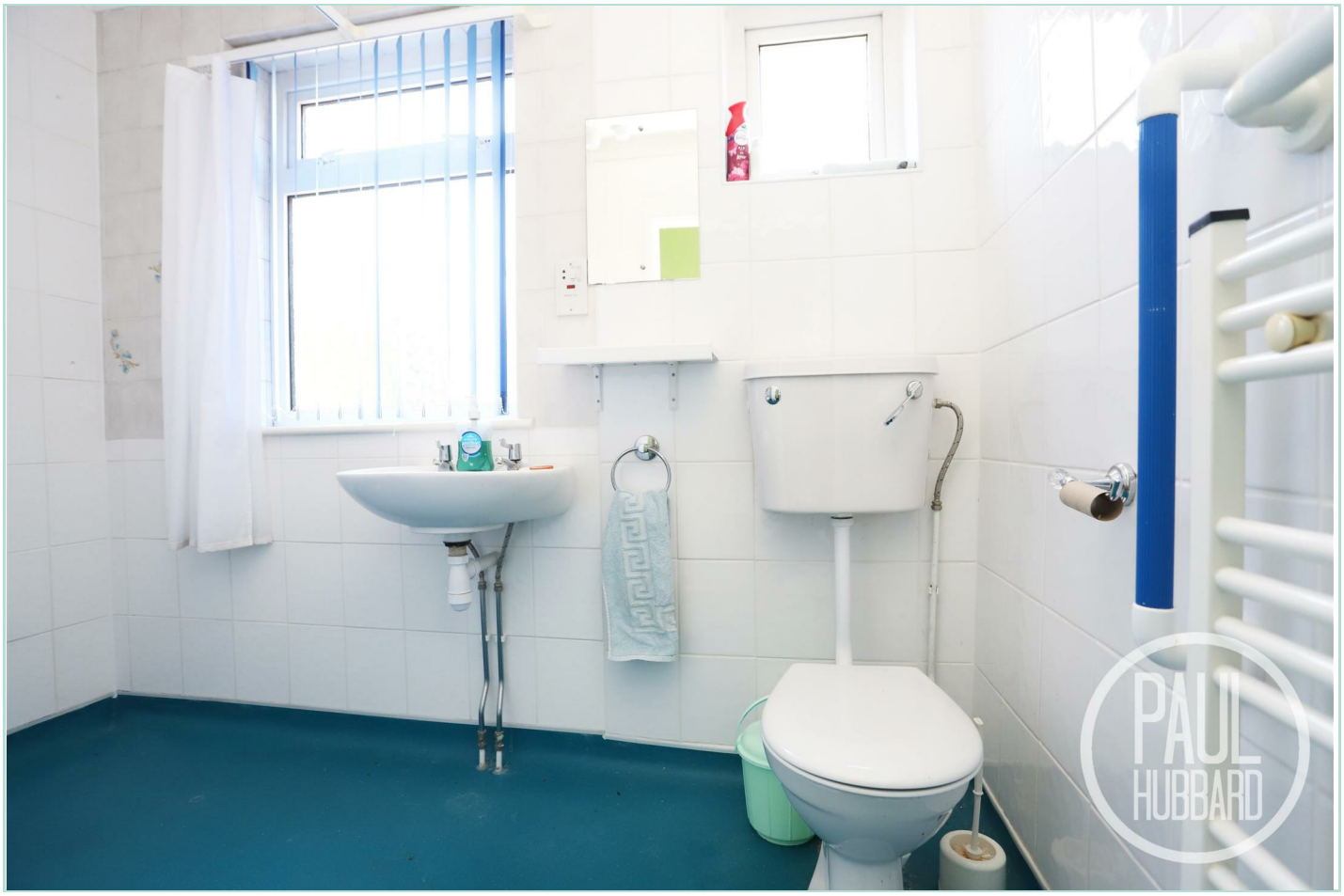
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

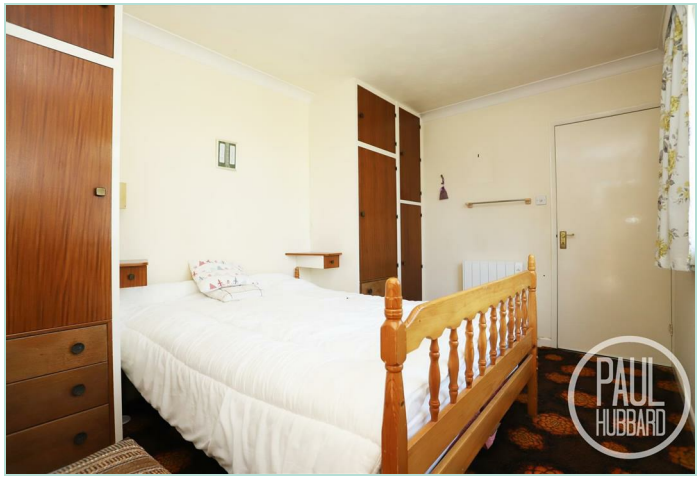
Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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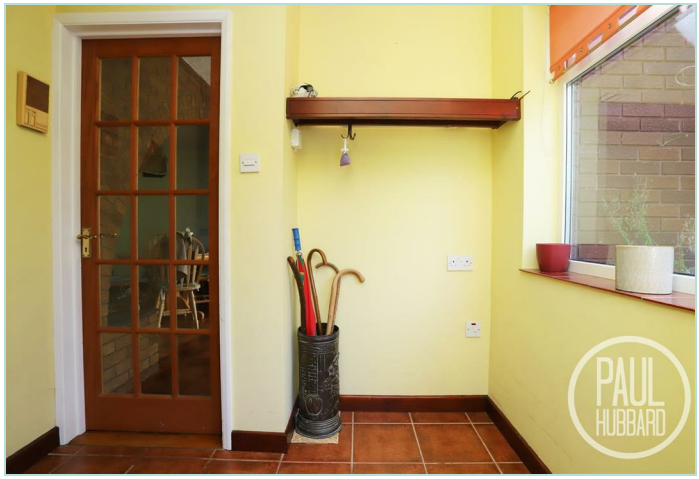

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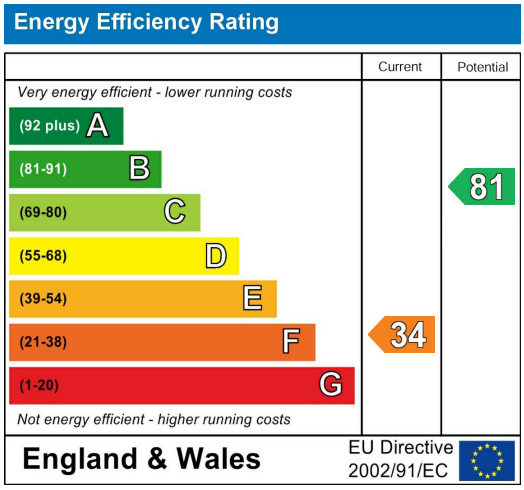








Tenure: Freehold
Council Tax Band: C
EPC Rating: F
Local Authority: East Suffolk Council



GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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