

£325,000  
Asking Price



## Florence Road Lowestoft, NR33 7BX

- Chain free
- Three-bedroom detached house
- Popular Pakefield location
- Excellent opportunity to add your own stamp
- Spacious sitting room
- Separate reception room and dining room
- Kitchen with adjoining utility room
- Ground floor shower room
- First floor bathroom with separate WC
- Rear garden and driveway providing off-road parking

**PAUL  
HUBBARD**



### 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

6.13m x 1.81m

Entrance door to the front aspect, carpet flooring throughout, a radiator, storage cupboard, stairs leading to the first floor landing and a door opening to the sitting room.



### Sitting room

4.95m to bay x 4.46m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator, feature fireplace and a door opening to the reception room.

### Reception room

4.17m x 3.62m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, feature fireplace and a door opening to the dining room.



### Dining room

4.21m x 2.74m

UPVC double glazed French doors to the side aspect, laminate flooring throughout, a radiator and an opening into the kitchen.

### Kitchen

4.18m max x 2.88m

UPVC double glazed window to the side aspect, sky light, vinyl flooring throughout, units above and below, part tiled walls, integrated double oven, hob, extractor fan, dishwasher, fridge/ freezer, sink with drainer and a door opening to the utility room.



### Utility room

2.56m x 2.24m

UPVC double glazed window to the side aspect, part tiled walls, a radiator, base units, stainless steel sink with drainer, spaces for a washing machine and tumble dryer, wall mounted gas boiler, an opening to the shower room and a door opening to the rear garden.



### Shower room

1.75m x 1.51m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, shower within an enclosed glass cubicle, toilet, vanity unit with inset sink and a heated towel rail.

### Stairs leading to the first floor landing

UPVC double glazed window to the rear aspect, carpet flooring throughout and doors opening to the WC, bathroom and bedrooms 1-3.

### WC

1.15m x 0.96m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, toilet and wall mounted hand wash basin.



### Bedroom 1

5.02m to bay x 4.36m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator and a feature fireplace.

### Bedroom 2

3.26m x 3.17m

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



### Bedroom 3

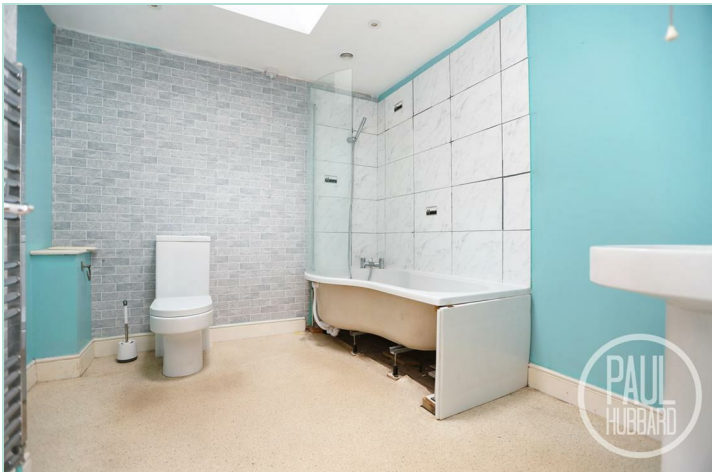
2.88m x 1.92m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bathroom

2.83m x 2.59m

Sky light, vinyl flooring throughout, part tiled walls, bath with overhead shower, toilet, pedestal wash basin and a heated towel rail.



### Outside

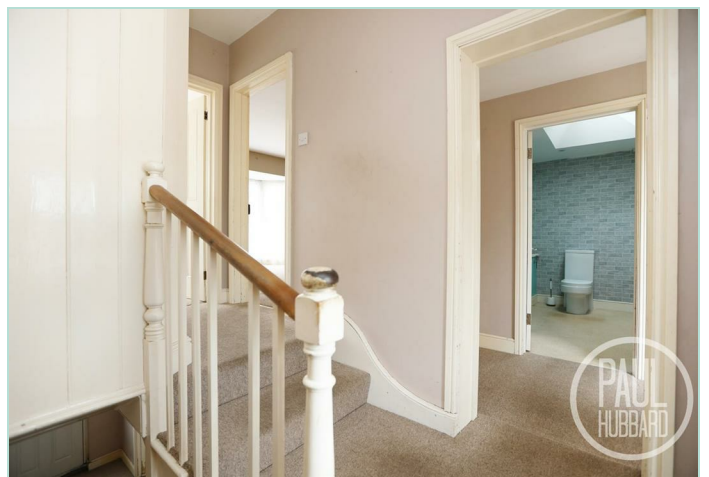
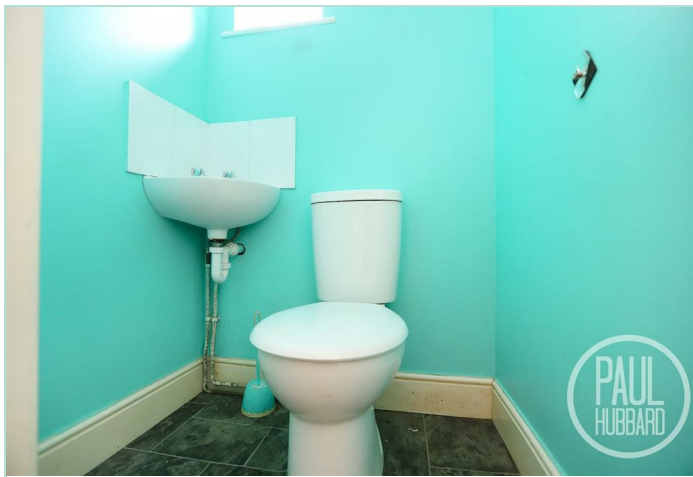
To the front of the property is a driveway providing off-road parking for multiple vehicles. There is gated access to the rear garden, with stone boundary walls to the side and an open frontage.

To the rear, the garden offers a patio area leading onto a laid lawn via gated access. The garden is enclosed by a stone boundary wall to one side and fencing to the rear, providing a good degree of privacy. A raised decking area offers an ideal space for outdoor seating and entertaining.

### 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.





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

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



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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