



**London Road Pakefield, Lowestoft NR33 7AA**

**welcome to**

**London Road Pakefield, Lowestoft**

We are delighted to present this THREE Bedroom Victorian home located in the heart of Pakefield, with local amenities just across the road and the beach approximately a ten minute walk away. The property consists of; Entrance Porch and Hall, Open Plan Lounge/Diner, Kitchen, Bathroom, 3 Bedrooms.



**William H Brown are thrilled to present this fantastic opportunity to purchase this THREE Bedroom, Victorian and Bay-fronted window home located in Pakefield. Pakefield is a desirable and quaint suburb of Lowestoft which pays tribute to the maritime past it would have relied on years before. The home is within approximately a ten-minute walk to the coast - making it easily accessible and is a fantastic draw for all ages. It is also conveniently located across the road from local amenities such as; Pakefield Pantry cafe, Beauty Salons, Takeaways, Independent public houses, convenience stores and is near a direct bus route into Lowestoft town. The home itself is a fantastic blend of character with period features and modern additions - giving an overall very homely and comforting feel. Downstairs, boasts an open plan Lounge/Diner; with a Bay window to the Front allowing in plenty of natural light. The Kitchen and Bathroom are both recently fitted - being modern, yet neutral and classy. The bathroom also handily doubles up as a Utility space. Upstairs, the home offers THREE Bedrooms, all considered doubles with one benefiting from built in wardrobe space. The Rear garden is fully enclosed for privacy, benefiting from a patio area for outdoor seating, laid lawn and a timber shed and studio with running electricity. With being decorated to good standard throughout and having space enough to offer versatility to a range of purchasers - viewings come recommended!**

## **Accommodation**

### **Ground Floor**

#### **Entrance Porch**

Double glazed Front door, Door to hallway, Lino wood effect flooring.

#### **Entrance Hall**

Double glazed Side door to Garden, Power points, Radiator, Wooden flooring.

#### **Lounge**

11' 5" x 11' 3" ( 3.48m x 3.43m )  
Double glazed bay window to Front aspect, Open plan living with Dining room, TV and Power points, Radiator, Original wooden flooring.

#### **Dining Room**

11' 10" x 11' 3" ( 3.61m x 3.43m )  
Double glazed window to Rear aspect, Open plan with Lounge, TV and Power points, Original wooden flooring.

#### **Kitchen**

10' x 9' 2" ( 3.05m x 2.79m )  
Double glazed window to Side aspect, Partially splashback and partially tiled walls, Fitted Wall and Base units with worksurfaces, Sink and drainer unit, Spotlights, Space for Fridge/ Freezer, Gas Hob, Plumbing for dishwasher, Power points, Radiator, Lino wood effect flooring.

#### **Bathroom**

Double glazed window to Side aspect, Partially Splashback walls, WC, Wash Hand Basin, Bath tub with overhead Shower and Screen, Radiator, Plumbing for Washing machine and dryer, Spotlights, Loft hatch, Lino wood effect flooring.

### **First Floor**

#### **Landing**

Double glazed window to Side aspect, Access to Bedrooms 1-3, Radiator, Wooden flooring with wooden stairs and runner.

#### **Bedroom 1**

12' Plus Wardrobe x 11' 5" ( 3.66m Plus Wardrobe x 3.48m )  
Double glazed window to Front aspect, Double Bedroom, Built in two wardrobes, Power points, Carpet flooring.

#### **Bedroom 2**

11' 11" x 11' 4" ( 3.63m x 3.45m )  
Double glazed window to Rear aspect, Double Bedroom, Feature fireplace, Laminate wood effect flooring.

#### **Bedroom 3**

10' x 9' 4" ( 3.05m x 2.84m )  
Double glazed window to Rear aspect, Power points, Radiator, Carpet flooring.

### **Outside**

#### **Front Garden**

Brick wall to Front and Side with pathway leading to Front door and Stone Garden. Bin storage to Side aspect.

#### **Rear Garden**

Patio for outdoor seating leading to grass with pathway leading to Rear access gate, Timber shed to Rear with running electricity supply, Summerhouse new within the last year - which is fully insulated and has bi-fold doors. Currently utilised as separate Lounge/Studio space - could be really beneficial for those who work from home.

#### **Parking**

On Street Parking.

#### **Additional Information**

The property has been fully rewired and has had a new Combi boiler fitted within the last 2 years.



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## London Road Pakefield, Lowestoft

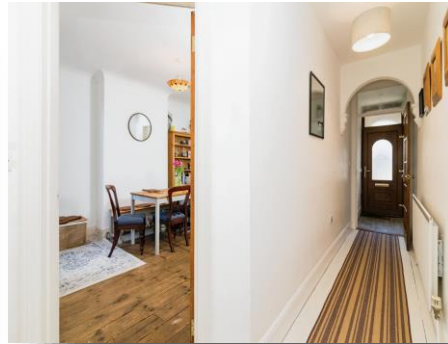
- Three Double Bedroom Victorian House
- Spacious Open Plan Lounge/ Diner Area
- Recently Fitted New Bathroom and Kitchen
- Desirable Heart of Pakefield Location; Close to Local Amenities and B
- Enclosed Rear Garden with Shed and Studio with Running Electrics
- Period Features such as Fireplaces and Original Wooden Floorboards
- Three Double Bedrooms, One with Fitted Storage
- Great Home for a Range of Purchasers - Viewings come Recommend

Tenure: Freehold EPC Rating: D



£200,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LOW108921 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01502 585998



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)