

HARDIMANS



52 St. Georges Road
Pakefield, Lowestoft, NR33 0JW
Offers In Excess Of £360,000



**52 St. Georges Road,
Pakefield, Lowestoft, Suffolk,
NR33 0JW**

DO YOU WANT TO LIVE BY THE SEA. Fantastic NEW BUILD house, located EAST OF A12 in the desirable Pakefield village, and being within a short stroll to the BEACH.

This well built detached house provides larger than you think accommodation, with generous size entrance hall and a particularly large first floor landing area. This compliments the 3 DOUBLE BEDROOMS and gorgeous family bathroom, which has both a bath & shower cubicle.

The superb contemporary style kitchen/breakfast room, fitted in a range of light grey units, includes Bosch induction hob, double oven/grill & modern style extractor. In addition there is an integrated refrigerator, freezer & dishwasher with front decor panels. Leading off the kitchen is a useful utility room, and there is also a ground floor shower room.

The living room, which again is very LARGE, is pleasantly situated overlooking the rear garden and has the benefit of good size patio doors, which allow so much natural light to flood in.

Hand in hand with the build quality, you will find high levels of insulation, an electric car charging port, and stunning contemporary decorations, making this an ideal choice for your family home.

With this location and being a new build, this property represents an opportunity NOT TO BE MISSED.





COVERED ENTRANCE
composite door with sealed unit
double glazing to:-

SPACIOUS ENTRANCE HALL
with study area, radiator,
understairs store cupboard.

GOOD SIZE SHOWER ROOM
shower cubicle with a
thermostatic unit, extractor fan,
vanity washbasin, low level wc
with concealed cistern, upright
chrome towel rail/radiator, ceramic
wood effect tiled floor.

**SUPERB CONTEMPORARY
FITTED KITCHEN**
in an attractive light grey matt
finish range of units, one and a
half bowl sink unit, integrated
dishwasher, refrigerator with front
decor panels, Bosch 5 burner
induction hob and matching style
extractor over, Bosch double
oven/grill, breakfast bar, radiator,
inset ceiling spot lighting, upvc
double glazing.



UTILITY ROOM

matching range of light grey matt fronted units, single drainer sink, recess and plumbing for automatic washing machine, space for tumble dryer, cupboard containing Ideal gas combination boiler heating domestic hot water and radiator heating system, extractor fan, spot lighting, further cupboard with electric fuse box.

PARTICULARLY SPACIOUS LIGHT AND BRIGHT LIVING ROOM

with 3 radiators, patio doors and side windows, opening to extensive patio garden.

STAIRS TO FIRST FLOOR AND LARGER THAN AVERAGE LAND

upvc double glazed window, radiator, access to roof void, built-in linen cupboard with radiator and lighting.

MASTER BEDROOM

upvc double glazed window, radiator, walk-in wardrobe cupboard with light.

BEDROOM 2

upvc double glazed window, radiator.

BEDROOM 3

upvc double glazed window, radiator.



FAMILY BATHROOM

cased bath, hot and cold shower mixer, corner Quadrant shower cubicle, thermostatic shower unit with overhead drencher, low level wc with concealed cistern, vanity washbasin, chrome upright radiator/towel rail, inset spot lights, extractor fan, upvc opaque glazed window.



OUTSIDE

To the front, the property has a block pavier pathway, low level brick retaining wall. To the side, double length gravelled driveway, electrical car charging point. To the rear, good size gardens laid mainly to lawn enclosed by concrete post and timber fencing, feature fruit tree, extensive dark grey paved patio, external courtesy lighting.

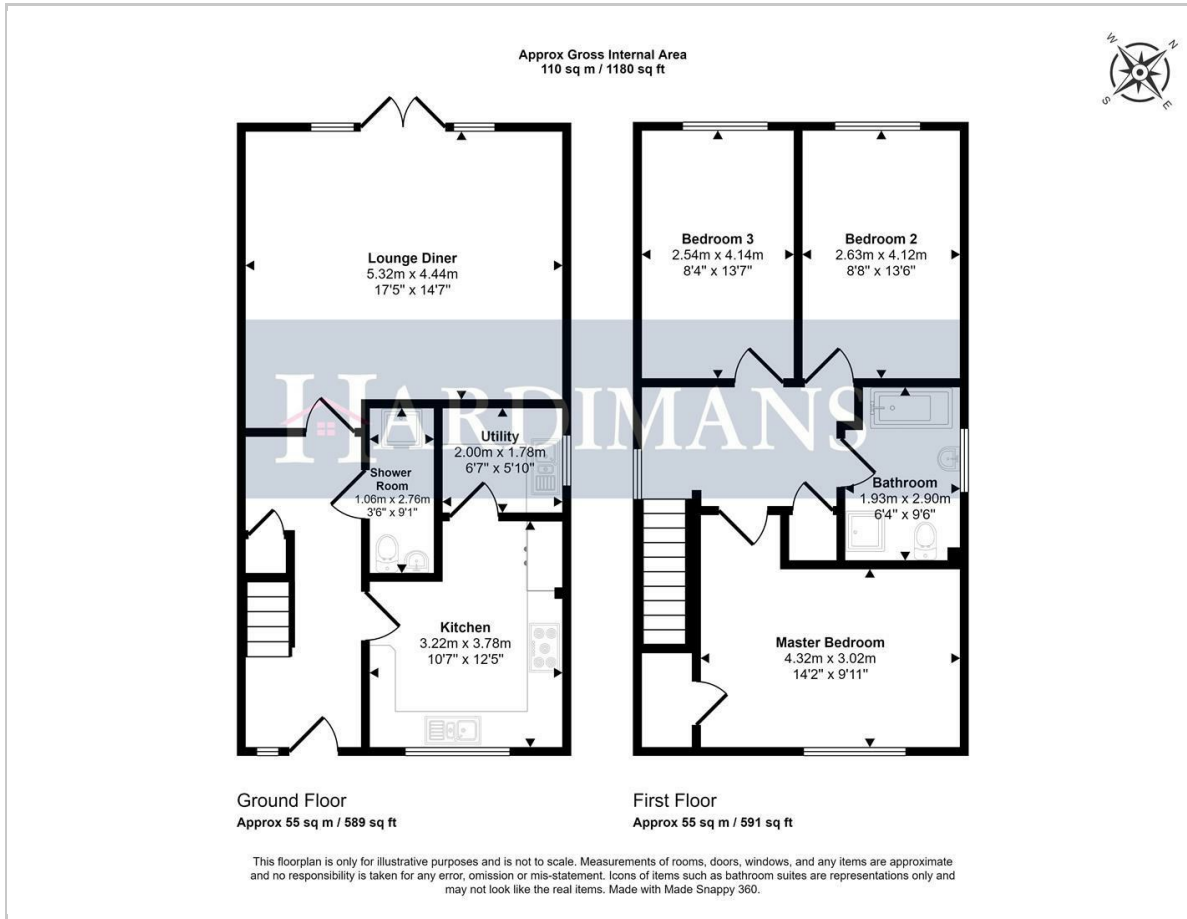


EPC AND COUNCIL TAX BANDING TO BE CONFIRMED





Floor Plan



Viewing

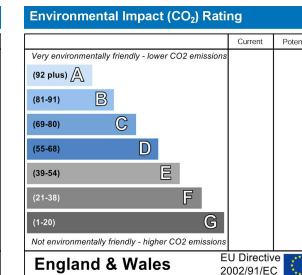
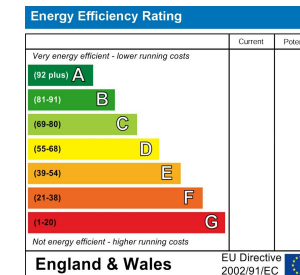
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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