



HARDIMANS

98a Walmer Road
Pakefield, Lowestoft, NR33 7LD
Guide Price £310,000



98a Walmer Road, Pakefield, Lowestoft, Suffolk, NR33 7LD

The property comprises a modern detached house nestled in a quiet location, and tucked away from Walmer Road, and approached by a private roadway.

The real allure of this home lies in its fantastic potential for extension, with 2 reception rooms, and 3 bedrooms, together with a good size carport. This property is all about what it can become and offers exciting possibilities to create your dream home. In addition, the property has delightful gardens with both front and rear vehicular access.

Located in a highly desirable area, the property is within easy walking distance to both local shops, and Pakefields beautiful beach with its sand and pebblestones, where you can view it's famous fleet of small fishing boats.

This is a MUST VIEW property, to appreciate its many attractive features, and we would urge an early inspection to avoid disappointment.

Part glazed door to:-

ENTRANCE HALL

radiator, stairs to first floor, fitted cupboard.

LOUNGE

upvc double glazed picture window overlooking the front garden, radiator, large opening to:-

DINING ROOM

with radiator, double glazed sliding patio door to rear garden, vertical blinds.





KITCHEN

range of base and wall units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, gas cooker point, built-in pantry and store cupboards, radiator, extractor fan, upvc double glazed window overlooking the rear garden.

DOG LEG STAIRCASE TO FIRST FLOOR AND LANDING

gas multi-point heater, access to roof void, airing cupboard housing a Baxi gas combination boiler, slatted shelving, access to roof void.

MASTER BEDROOM

upvc double glazed window, built-in wardrobe cupboard.



BEDROOM 2

upvc double glazed window.

BEDROOM 3

upvc double glazed window.

BATHROOM

cased bath, hot and cold, shower mixer, folding shower screen, low level wc, pedestal washbasin, radiator, tiled walls, extractor fan, upvc opaque glazed window.



OUTSIDE

To the front, good size gardens laid mainly to lawn with timber summer house, paved patio, large timber garden store, garden area. Note: This space could provide for a garage, if so required, lantern light, concrete driveway leading to adjoining car port providing throughway access to a further concrete car standing area. Rear gardens laid to lawn, ornamental garden pond, conifer hedgerow.

NOTE:

The property owns an additional piece of land up to the edge of a rear unmade service road which is beyond an existing conifer hedge.

The property has rights of access across the private driveway, and will be jointly responsible for any maintenance.

COUNCIL TAX BAND

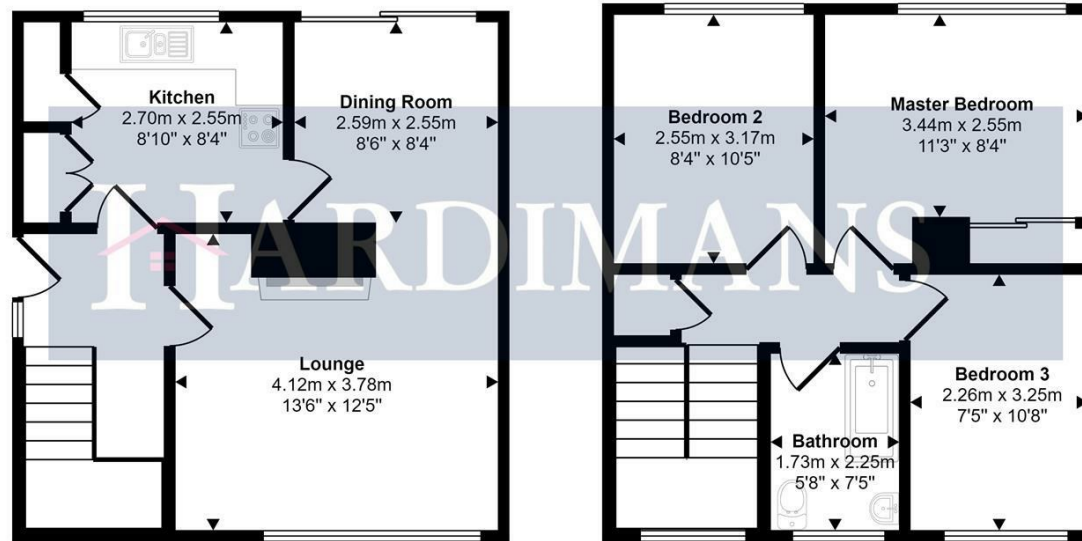
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Floor Plan

Approx Gross Internal Area
80 sq m / 856 sq ft

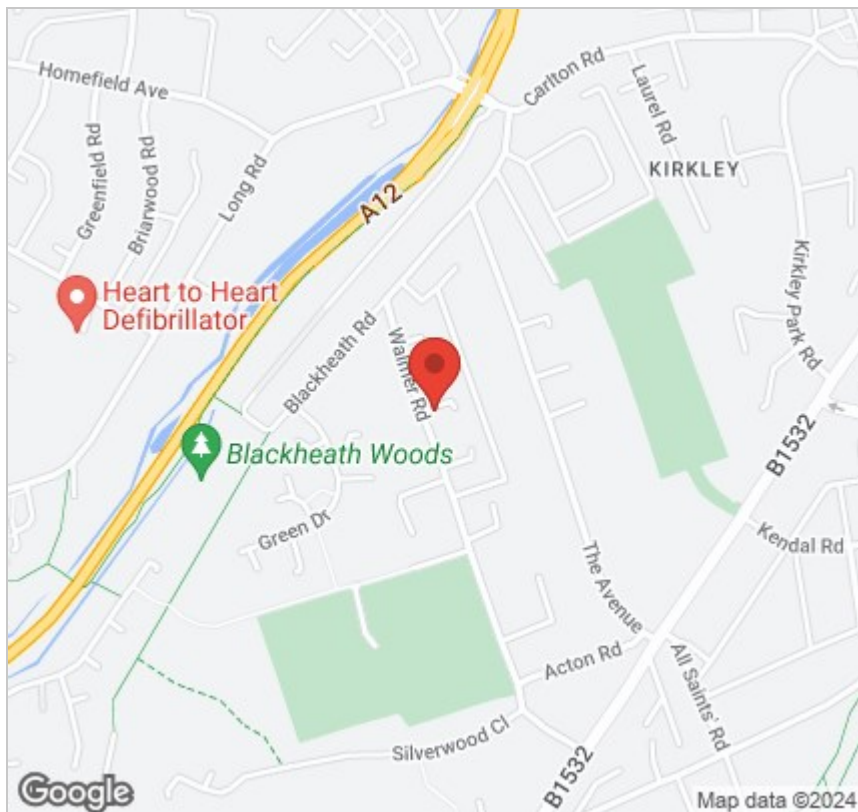


Ground Floor
Approx 39 sq m / 422 sq ft

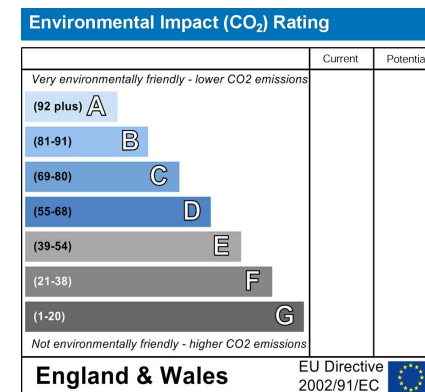
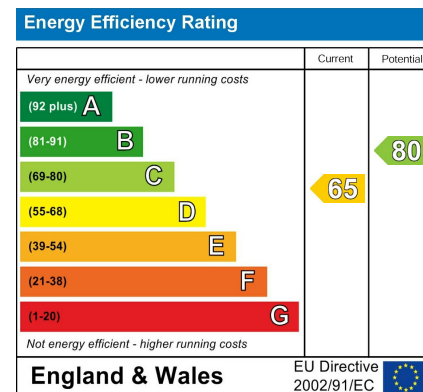
First Floor
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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