

# HARDIMANS

**Greensleeves Nightingale Road**  
Pakefield, Lowestoft, NR33 7AX  
Price Guide £650,000



## Greensleeves Nightingale Road, Pakefield, Lowestoft, Suffolk, NR33 7AX

Nestled on Nightingale Road in the charming area of Pakefield, Lowestoft, this splendid detached house offers a perfect blend of comfort and elegance. Just a stone's throw from the beach, this property is ideal for those who appreciate coastal living and the serene sounds of the sea.

Upon entering, you are greeted by a superb lounge that boasts a striking vaulted ceiling, creating a sense of space and light that is both inviting and impressive. This room serves as the heart of the home, perfect for family gatherings or quiet evenings. Adjacent to the lounge, you will find a separate dining room, providing an excellent setting for entertaining guests or enjoying family meals.

The property features four well-proportioned bedrooms, ensuring ample space for family and guests alike. With a family bathroom and separate w.c. on the first floor together with an additional downstairs cloaks room, morning routines will be a breeze, offering convenience and privacy for all.

One of the standout features of this home is the delightful garden room, which provides a great space to enjoy games or outdoor entertainment. This tranquil space is also perfect for a home office, making it a versatile addition to the home.

Completing this impressive property is a double garage, providing secure parking and more than ample car standing.

In summary, this detached house on Nightingale Road is a rare find, combining spacious living areas, proximity to the beach, and a lovely garden room, making it an ideal family home or a peaceful retreat by the sea. Don't miss the opportunity to make this wonderful property your own.

**UPVC leaded door to:-**





### **SPACIOUS ENTRANCE HALL**

part tiled and woodblock Parquet flooring, stairs to first floor, 3 radiators.

### **SPLENDID LOUNGE**

with part vaulted ceiling, bay window and patio doors, woodblock Parquet flooring, brick fireplace with an ornamental electric fire, 2 radiators, Optoma tv and film projector, automatic retractable screen, large opening to:-



### **DINING ROOM**

vaulted pine panelled ceiling, radiator, woodblock Parquet flooring, square bay window overlooking the rear garden with window seat (storage underneath).

### **KITCHEN**

fitted in a range of cottage style units, one and a half bowl sink, recess and plumbing for automatic dishwasher, boiler cupboard housing a Worcester gas boiler, 4 burner gas hob, filter hood over, double oven/grill, tiled splashbacks, woodblock Parquet flooring, upvc double glazed window, split stable style door to:-



### **UTILITY**

recess having plumbing for automatic washing machine, space for tumble dryer, sliding double glazed patio door to rear garden, access to downstairs cloakroom.

### **DOWNSTAIRS CLOAKROOM**

low level wc, pedestal washbasin, tiled splashbacks, dado rail, radiator, upvc opaque glazed window.

### **SECOND RECEPTION ROOM**

double aspect windows with upvc double glazing, 2 radiators.

### **GROUND FLOOR BEDROOM 3**

upvc double glazed window, radiator, washbasin, hot and cold tiled splashback and courtesy mirror.



## STAIRS TO FIRST FLOOR AND LANDING

radiator, large walk-in wardrobe cupboard with ample hanging space, electric light.

## MASTER BEDROOM

upvc double glazed window, radiator.

## BEDROOM 2

upvc double glazed window, radiator.

## STUDY/BEDROOM 4

upvc double glazed window and door to roof top, splendid sea views, double radiator.

## SEPARATE WC

with low level suite, dado rail, upvc opaque glazed window.

## FAMILY BATHROOM

cased bath, hot and cold, thermostatic shower unit, low level wc, pedestal washbasin, part tiled walls, radiator, large shelved airing cupboard containing hot water immersion cylinder tank with slatted shelving, electric light, upvc opaque glazed window.

## OUTSIDE

To the front, lawned areas, well stocked flower and shrub borders, concrete contoured pathways with brick edgings. To the side, large brick pavier driveway providing more than ample car standing and turning areas, leading to garage. To the rear, further lawned area with various patios providing excellent opportunity to sit out and enjoy the sun, timber garden store, wheelie bin storage, accessed via gate.

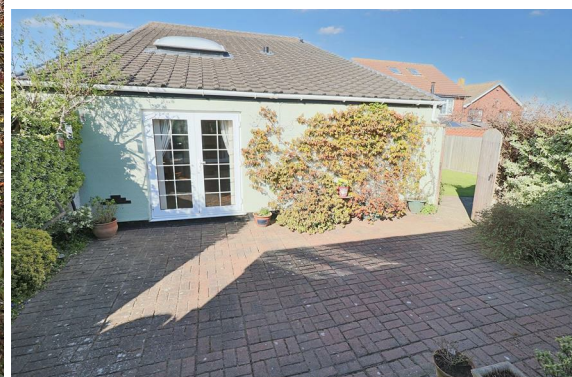
## DOUBLE DETACHED GARAGE

of brick and tile construction with high level roof storage space, fitted with owned outright solar panels, fitted work benches and fitted cupboards, 2 up and over doors, 1 with remote control. Electric fuse box & SOLAR control panel.



## GAMES ROOM/OFFICE





## **GARAGE W.C.**

WC with low level suite and washbasin, adjoining brick and tile store.

## **TENURE**

Freehold

## **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP - 941Mbps

\* Mobile: O2 good, Smarty good.

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## **COUNCIL TAX BAND**

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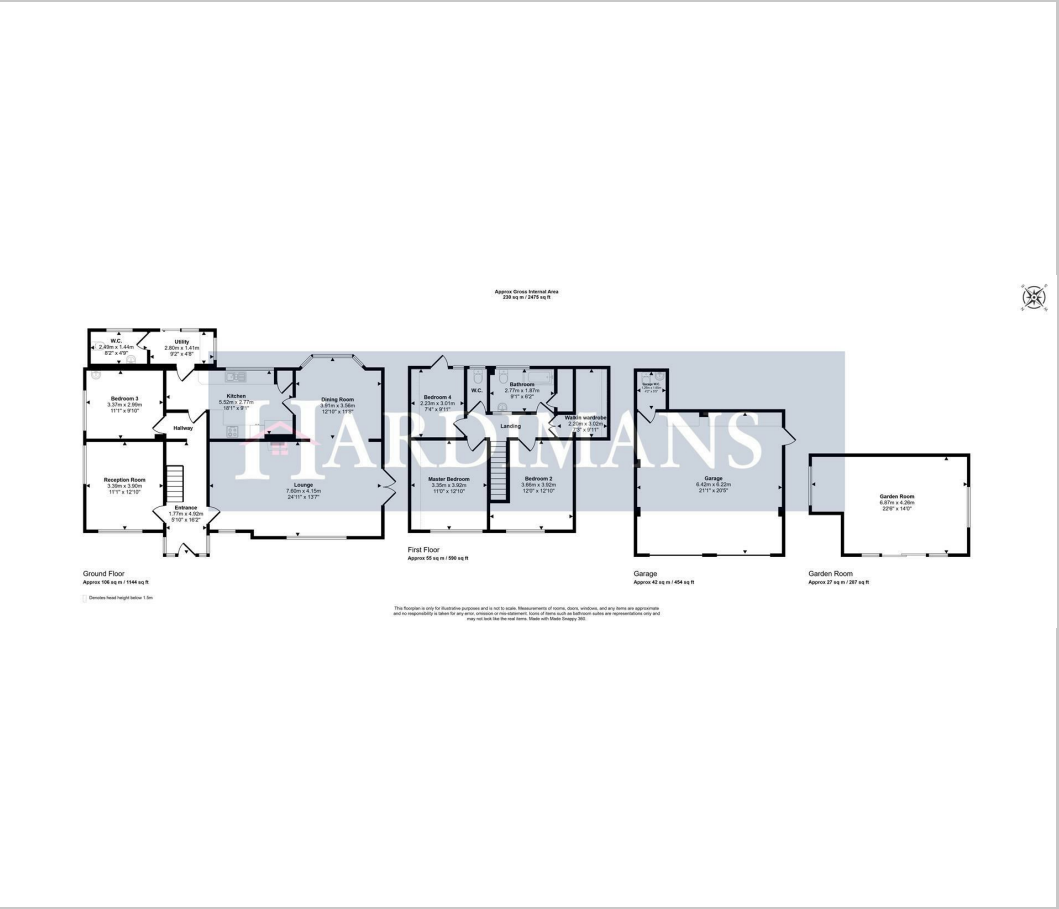
## **GAMES ROOM/OFFICE**

to the alternate side of the property is an excellent games room/office, fully insulated with electric light and power, separate fuse supply, double aspect windows with upvc double glazing, sliding patio doors fronting onto brick style patio which is located between the house and games room. This area forms a perfect sun trap.





Floor Plan

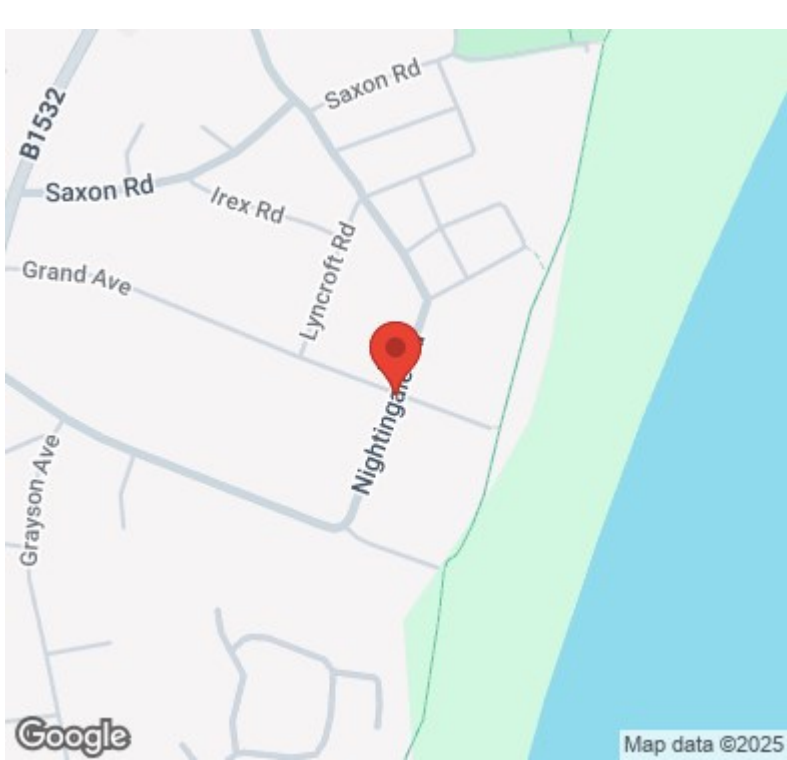


Viewing

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

