



**Aldreds**  
Estate Agents

56 Florence Road  
East Pakefield, Lowestoft, NR33 7BY

Offers Over £270,000



## 56 Florence Road

East Pakefield, Lowestoft, NR33

Aldreds are delighted to offer this stunning 3 separate bedroomed family home situated in this East Pakefield location just 2 minutes walk from Pakefield Beach. This very well extended property offers versatile accommodation including an entrance hall, large lounge/diner, extended open plan kitchen/diner/day room. On the first floor there is a galleried landing featuring an oak and glass staircase with 3 separate bedrooms and a bathroom. Outside there is a beautiful rear garden which has been cleverly designed with a range of specimen flowers & shrubs, featuring 2 allocated seating areas which would be ideal for outside bistro dining. The current owners have maintained this property to an excellent standard including a quality fitted kitchen and bathroom with tasteful decorations throughout. with much in keeping character. This really is a fantastic family home being within very close proximity of Pakefield Beach and amenities. An early viewing is strongly recommended.

### Entrance Hall

Laminate flooring, full length feature radiator, modern glass & oak staircase leading on to the first floor, under stair storage recess, power points.

### Lounge/Diner

13'6" x 21'4" (max) (4.12 x 6.51 (max))

Laminate flooring, flat plastered ceiling, Upvc bay window, full length feature radiator, ample space for family size dining table and chairs, brick fireplace with open fire and tiled hearth, T.V points, power points, full length walk in storage cupboard, skylight, led wall lights.

### Open Plan Kitchen/Diner/Day Room

16'4" x 16'5" (max) (4.98 x 5.02 (max))

Solid hardwood flooring, full range of recently installed quality fitted kitchen units, extended timber work surfaces, tiled splash backs, power points, double aspect Upvc windows including Upvc sliding patio door leading out to the rear garden, inset sink with timber draining board, built in electric oven, Neff induction hob, modern extraction cooker hood, spot lighting, under unit lighting, recess for white goods including plumbing for dishwasher and washing machine.

### First Floor

Full sized galleried landing featuring the oak and glass staircase, loft access leading to insulated loft space, 3 separate bedrooms leading off the landing.





### Bedroom 1

9'9" x 10'11" (2.98 x 3.33 )

Laminate flooring, flat plastered ceiling, Upvc window, power points, 2 built in storage wardrobes.

### Bedroom 2

9'8" x 9'11" (2.97 x 3.04)

Laminate flooring, flat plastered ceiling, Upvc window, radiator, power points, full range of quality fitted wardrobes and drawers.

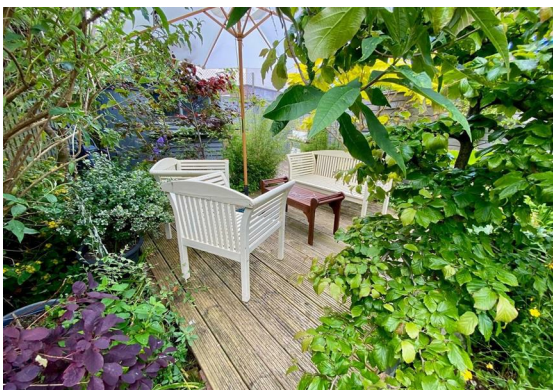
### Bedroom 3

6'0" x 5'11" (1.84 x 1.82)

Laminate flooring, radiator, Upvc window, power points.

### Family Bathroom

Ceramic tiled flooring, modern quality fitted bathroom suite comprising of a shower set over a panel bath enclosed by a folding glass screen, low level W.C, vanity sink unit, wall mirror with built in lighting, Upvc window, fully tiled walls.



### Tenure And Services

Freehold

Council Tax Band B

Mains Gas Electric Water And Drainage

### Outside To The Front

There is a beautifully presented front garden with patio footpath leading to front door enclosed by low level brick walls.



### Outside To The Rear

There is a self designed rear garden which provides 2 allocated seating areas, including a large front patio seating area and a further raised decked area to the rear, specimen & wild flowers, shrubs, timber and felt garden shed, The design creates a beautiful private space and fantastic for bistro dining.

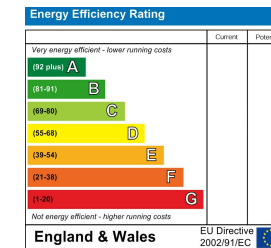
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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