

**Aldreds**  
Estate Agents



9 Flora Road

Pakefield, Lowestoft, NR33 7JA

Offers Over £240,000





## 9 Flora Road

Pakefield, Lowestoft, NR33 7JA

Aldreds are delighted to offer this modern 3 bedroomed detached house situated in this very desirable Pakefield location being within a 5 to 10 minute walk of Pakefield seafront and beach. Also within close proximity there are all Pakefield amenities and a good bus service and range of local schooling. The spacious family accommodation includes a wide entrance hall, ground floor W.C, lounge leading to open plan dining room, fitted kitchen. To the first floor there is a wide galleried landing with 3 double bedrooms and a family bathroom. There are also the benefits of gas fired central heating and Upvc double glazed windows. To the outside of the property there is a private rear garden and the frontage provides ample off road parking via the double width driveway which leads to a brick built garage with up and over door. Modern detached homes in this desirable cul-de-sac location rarely become available and early viewing is strongly recommended.

### Long Entrance Hall

Laminate flooring, radiator, coved ceiling, galleried staircase off to the first floor, under stair storage cupboard, power points, telephone point.

### Cloakroom

Ceramic tiled flooring, low level W.C, radiator, wall mounted sink with tiled splash backs.

### Lounge

10'0" x 16'7" (3.07 x 5.08)

Fitted carpet, power points, T.V point, Upvc window, radiator, wide opening leading to the dining room.

### Dining Room

11'7" x 10'2" (3.55 x 3.10)

Laminate flooring, coved ceiling, Upvc patio doors leading to the rear garden, power points, radiator, wide opening leading to the lounge, opening leading to the kitchen.

### Kitchen

8'4" x 11'5" (2.55 x 3.48)

Laminate flooring, range of white fitted kitchen units, extended work surfaces, recess for white goods including range cooker, plumbing for washing machine, power points, tiled splash backs, stainless steel sink, wall mounted energy efficient boiler, double aspect Upvc windows.







### First Floor

Wide central galleried landing, fitted carpet, coved ceiling, Upvc window, loft access leading to insulated loft space, full length airing cupboard housing hot water tank.

### Bedroom 1

11'8" x 10'2" (3.57 x 3.10)

Fitted carpet, coved ceiling, power points, radiator, Upvc window.

### Bedroom 3

11'7" x 8'0" (3.54 x 2.46)

Fitted carpet, Upvc window, power points, radiator.

### Bedroom 2

8'10" x 13'8" (2.70 x 4.17)

Fitted carpet, coved ceiling, power points, radiator, Upvc window.

### Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, tiled splash backs, full length heated towel rail, Upvc window.

### Tenure And Services

Freehold

Council Tax Band - C

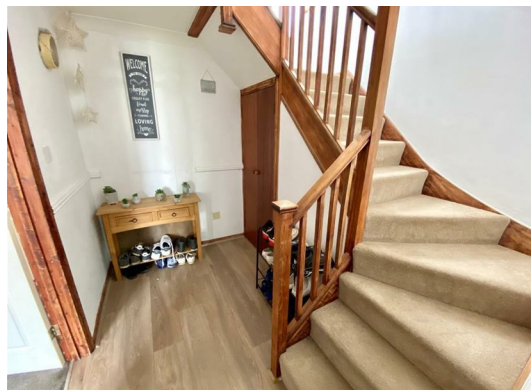
Mains Gas Electric Water And Drains

### Outside To The Front

There is a double width brick weave driveway providing ample off road parking for a variety of vehicles, range of shrub borders enclosed by high fencing. The driveway leads to a garage with up and over door, power points and lighting.

### Outside To The Rear

There is a fully enclosed garden which is laid to ornamental stone with patio footpaths to the patio seating area, shrub borders enclosed by high timber fencing. There is a very private rear and side aspect.



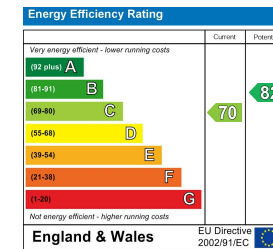
## Floor Plan



## 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.

### Disclaimer

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