



**Aldreds**  
Estate Agents

Kolme Irex Road  
Pakefield, Lowestoft, NR33 7BU

Asking Price £450,000



## Kolme Irex Road

Pakefield, Lowestoft, NR33 7BU

Aldreds are delighted to offer this uniquely designed 4 bedroomed detached house situated within a very short walk of Pakefield Beach. This superb home situated in the heart of East Pakefield really is a property that needs to be viewed to be fully appreciated and offers outstanding family accommodation including a large open plan lounge/dining/kitchen area, 2 ground floor bedrooms, garden room, ground floor family bathroom and to the first floor there are 2 double bedrooms, master bedroom with a snug/sitting room along with a second shower room. To the outside of the property there is ample off road parking for a variety of vehicles, boats & caravans with a front driveway further side driveway and double width garage with power points & lighting. The rear garden wraps around the outside of the whole property and includes a timber workshop and ample seating space for bistro style dining. The current occupier really has improved the property with no expense spared with quality fixtures and fittings throughout and the advantage of sealed unit double glazing and gas fired central heating. Early viewing is strongly recommended to appreciate this outstanding family home and its outstanding location.

### Wide Entrance Hall

Fitted carpet, stairs off to the first floor, power points, radiator, under stair recess which houses the washing machine.

### Open Plan Kitchen/Lounge/Dining Area

17'1" x 29'5" (5.21 x 8.98)

Lounge Area:- Fitted carpet, modern built in living flame electric fire, entertainment wall which houses the television and entertainment system, power points, triple aspect Upvc windows, inset spot lighting, full length feature radiator.

Dining Area:- Solid timber flooring, ample space for family size dining table and chairs, double aspect Upvc windows including Upvc patio doors leading out to the rear garden, power points, full length feature radiator.

Kitchen Area:- Solid timber flooring, full range of quality fitted kitchen units, extended work surfaces, double stainless steel sink with single draining board, double eye level electric oven, 5 burner gas hob, double width extraction cooker hood, tiled splash backs, integral fridge/freezer, power points, recess and plumbing for dishwasher, breakfast bar, Upvc window, inset spot lighting.

### Family Bathroom

Ceramic style flooring, quality fitted bathroom suite comprising of a shower set over a panel bath, wall mounted vanity sink unit, low level W.C, part tiled walls, full length feature radiator, wall mounted storage cupboard, extractor fan, inset spot lighting, Upvc window.

### Bedroom 3

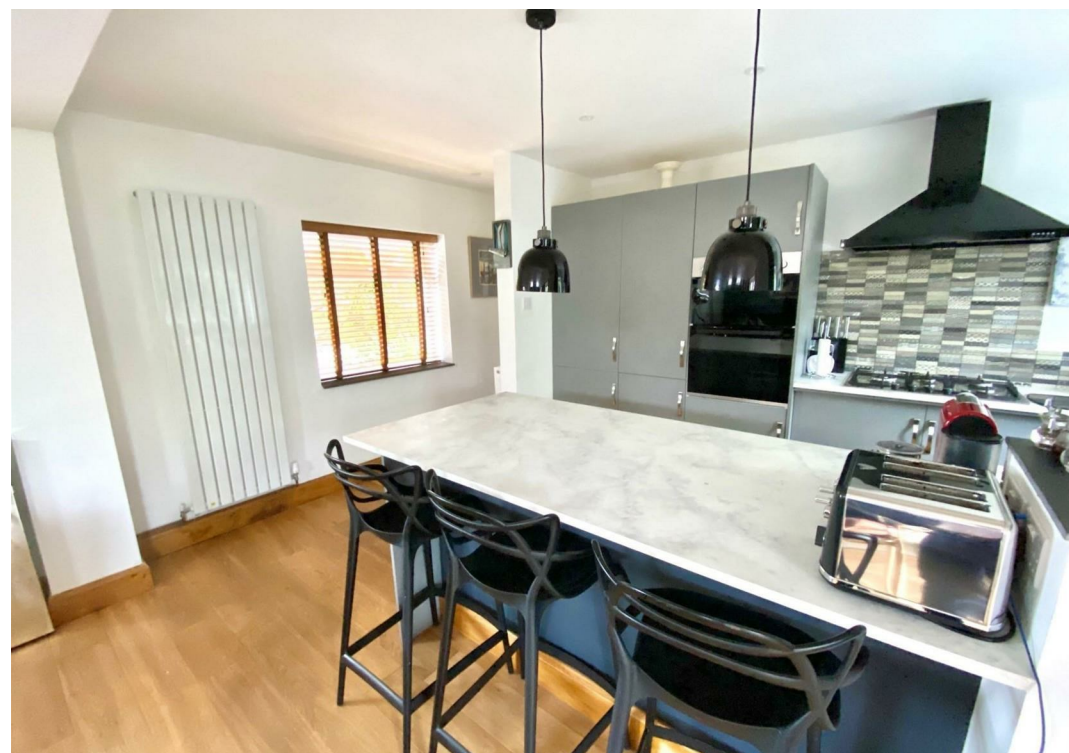
11'3" x 6'10" (3.43 x 2.10)

Fitted carpet, Upvc window, radiator, power points, fitted wardrobe.

### Bedroom 4/Sitting Room

10'9" x 9'4" (3.3 x 2.85)

Fitted carpet, Upvc window, radiator, power points, T.V point, Upvc door leading to the garden room.





### Garden Room

8'8" x 12'0" (2.65 x 3.68)

Timber effect vinyl flooring, pitched solid roof, large aspect Upvc windows, power points, radiator, Upvc door leading to rear garden.

### First Floor

Split level landing with fitted carpet.

### Bedroom 1

14'0" x 9'7" (4.29 x 2.94)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points, T.V point, wide opening leading to the snug.

### Snug

7'9" x 7'3" (2.38 x 2.22)

Solid timber flooring, triple aspect Upvc windows, T.V point, wall mounted heater.

### Bedroom 2

11'10" x 9'9" (3.61 x 2.99)

Fitted carpet, Upvc window, radiator, power points, fitted wardrobe recess.

### Shower Room

Ceramic tiled flooring, quality fitted shower suite comprising of a over size shower cubicle, glass and aqua board splash backs, vanity sink unit, low level W.C with enclosed cistern, Upvc sash style window, radiator.

### Tenure And Services

Freehold

Council Tax Band - D

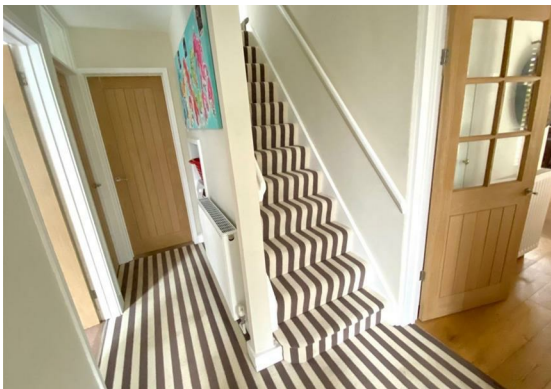
Mains Gas Electric Drains And Water

### Outside To The Front

There is a large frontage with a stoned driveway providing ample off road parking for a variety of cars/leisure vehicles, further enclosed garden which is laid to brick weave with a range of flowers and shrubs and to the side there is a further driveway providing more off road parking which leads to a double width garage with up and over door, power points & lighting, all enclosed by timber fencing and low level brick walls.

### Outside To The Rear

There is an enclosed garden with a range of flower and shrub borders, various seating areas providing ample space for bistro style dining. There are raised shrub borders, ornamental slate areas and double patio style doors leading in to the double width garage, further to the left hand side of the property there is a purpose built timber storage building/workshop with power points., side access leading to front driveway, all enclosed by high timber fencing.



## Floor Plan



## 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

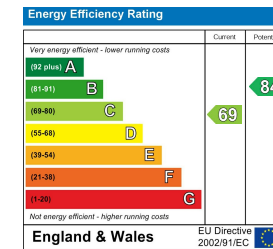
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## Area Map



## Energy Efficiency Graph



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