



**Aldreds**  
Estate Agents



## 96 Beach Farm Arbor Lane

East Pakefield, Lowestoft, NR33 7BD

Offers In Excess Of £90,000



**\*\* Superb 3 Bedroom Park Lodge Situated on Beach Farm Park Pakefield \*\*** This beautiful park home is one of the best style on the park and can be used as your main residence. With gas central heating and Upvc windows. realistically priced making it ideal for a holiday home or full time home ( Subject To Site Rules ) Being within walking distance of all amenities and Pakefield beach. Pets are welcomed \*\*\* Viewing Advised \*\*\* No Chain



### Lounge/Dining Area 15'3" x 13'7" (4.65 x 4.15)

Laminate flooring, triple aspect Upvc windows including double patio doors leading out to the timber verandah, radiators, power points, T.V point, wide opening leading to the open plan kitchen.

### Kitchen 8'8" x 9'3" (2.65 x 2.83)

Laminate flooring, full range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, plumbing and recess for washing machine, built in electric oven with four burner gas hob, extraction cooker hood, built in fridge/freezer, Upvc window, radiator.

### Inner Hallway

Fitted carpet.

### Bedroom 1 9'4" x 11'7" (max) (2.87 x 3.55 (max))

Fitted carpet, Upvc window, radiator, power points, range of fitted bedroom furniture including drawers and wardrobes.

### En-Suite Shower Room

Fitted flooring, shower suite comprising of a fully tiled shower cubicle, low level W.C, pedestal sink, Upvc window, radiator.

### Bedroom 2 10'8" x 9'3" (3.26 x 2.83)

Fitted carpet, Upvc window, radiator, power points, full range of fitted bedroom furniture including drawers, wardrobes and side boards.

### Bedroom 3 6'5" x 5'6" (1.98 x 1.68)

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

### Bathroom

Fitted bathroom flooring, bathroom suite comprising of a panel bath, low level W.C, pedestal sink, Upvc window, shaver socket, radiator & extractor fan.

### Outside

There is a garden area both to the front, rear and side with shingle driveway providing ample off road parking, raised timber veranda surround with a sunny aspect and storage shed.

### Services And Site Charges

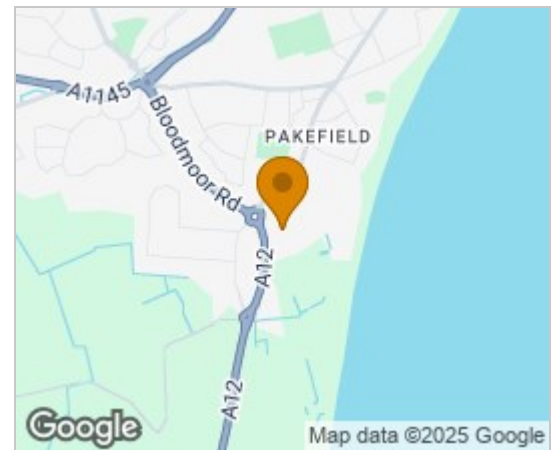
Site Fee £4200 ( Per Year )

Council Tax Band - A

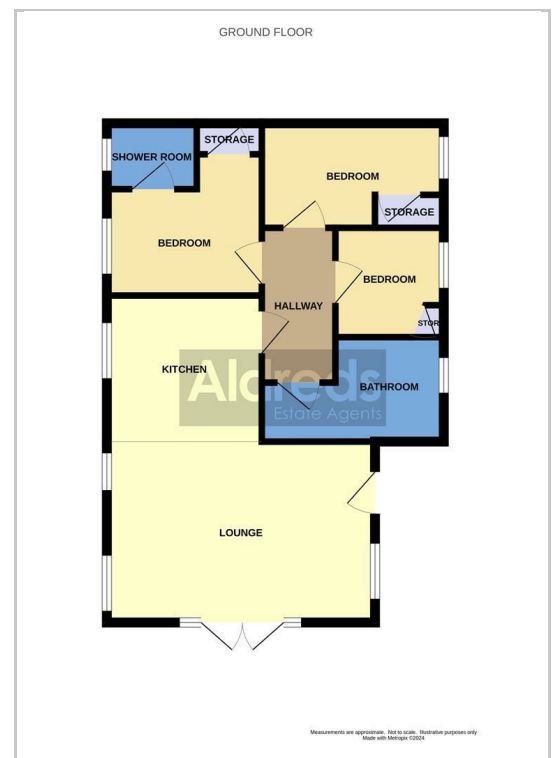
Full Time Use ( Subject To Site Rules )

Mains Electric Drains And Water LPG Bottled Gas

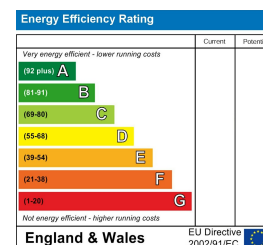
### Area Map



### Floor Plans



### Energy Efficiency Graph



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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA