

**Aldreds**  
Estate Agents



47 Walmer Road

Pakefield, Lowestoft, NR33 7LE

Offers Over £300,000





## 47 Walmer Road

Pakefield, Lowestoft, NR33 7LE

Aldreds are delighted to offer this outstanding four bedroom family home situated in this very desirable Pakefield location being within walking distance of Pakefield beach and amenities. This superb family residence has been very well extended to the rear and is set over three floors creating four double bedrooms and spacious living accommodation including an open plan lounge/diner leading into a formal dining room, a spacious modern fitted kitchen, ground floor shower room and ground floor bedroom (this would be ideal for elderly relatives or older children). To the first floor there is a wide central galleried landing, two double bedrooms and a family bathroom. To the second floor there is a further double bedroom with double aspect Velux windows. The property is presented to a good standard throughout with quality fixtures and fittings. Outside to the front there is a double width driveway providing ample off road parking and to the rear there is a South facing lawned garden which has a very private side and rear aspect and benefits from a timber and felt garden shed and a workshop with power points and lighting. This property really needs to be viewed to appreciate the outstanding living space. Located in one of the most desirable postcodes within Lowestoft, an early viewing is strongly recommended.

### Wide Entrance Hall

Fitted carpet, uPVC entrance door, feature galleried staircase leading to first floor, power points, radiator, two understairs storage cupboards, one of which houses the energy efficient combination boiler, a further storage cupboard.

### Lounge/Diner

26'0" x 10'11" (7.93 x 3.34)

Fitted carpet, flat plastered and coved ceiling, uPVC walk-in bay window, power points, tv point, radiator, cast iron open fireplace with tiled inset and hearth, wide opening leading to:-

### Formal Dining Room

11'1" x 9'4" (3.4 x 2.85)

Solid wood flooring, coved ceiling, radiator, uPVC window, power points.

### Kitchen

20'0" x 6'11" (6.1 x 2.12)

Timber effect vinyl flooring, a full range of modern white fitted kitchen units with extended work surfaces, double composite sink with single drainer, tiled splashbacks, built in double stainless steel gas oven with Neff induction hob, extraction cooker hood, recess for white goods including plumbing for a washing machine, built in wine cooler, built in fridge/freezer, under unit lighting, flat plastered and coved ceiling with inset spotlighting, radiator.

### Rear Hallway

Laminate flooring, double patio doors leading out to the rear garden, power points, recess for further white goods including space for a full length fridge/freezer if required.







#### Ground Floor Shower Room

Laminate flooring, modern shower suite comprising of a fully tiled shower cubicle, vanity sink unit, low level WC, full length feature radiator with towel rail, uPVC window, extractor fan.

#### Bedroom 4

10'5" x 9'7" (3.19 x 2.93)

Fitted carpet, flat plastered and coved ceiling, radiator, uPVC window, power points.

#### Full Sized Central Galleried Landing

Space for computer desk if required. Double aspect uPVC windows, radiator, power points, galleried staircase leading to second floor.

#### Bedroom 1

12'1" x 13'10" (3.7 x 4.22)

Fitted carpet, flat plastered ceiling, uPVC walk-in bay window, radiator, power points.

#### Bedroom 2

10'10" x 11'11" (3.31 x 3.64)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, tv point.

#### Family Bathroom

9'1" x 5'6" (2.77 x 1.68)

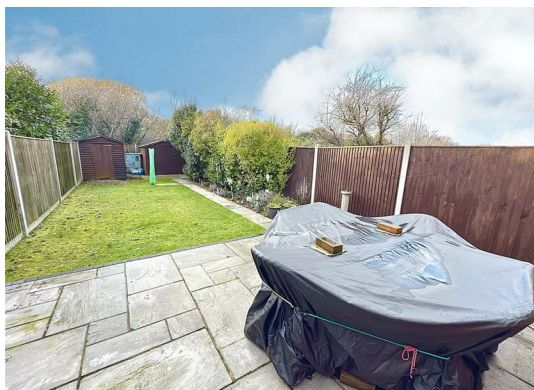
Fitted carpet, white panel bath, vanity sink unit, low level WC, uPVC window, fully tiled walls, flat plastered and coved ceiling, radiator, towel rail.

#### Second Floor

#### Bedroom 3

9'3" x 16'0" (2.83 x 4.9)

Fitted carpet, double aspect Velux windows, eaves storage space, power points, tv point, radiator, flat plastered ceiling.



#### Outside

To the front of the property there is a double width driveway providing ample off road parking for a variety of cars or leisure vehicles. Outside to the rear there is a beautifully presented lawned garden with modern laid patio seating area, timber and felt garden shed, timber and felt storage shed/workshop with power & lighting. The garden is South facing with a private rear aspect and all enclosed by high timber fencing.

Floor Plan



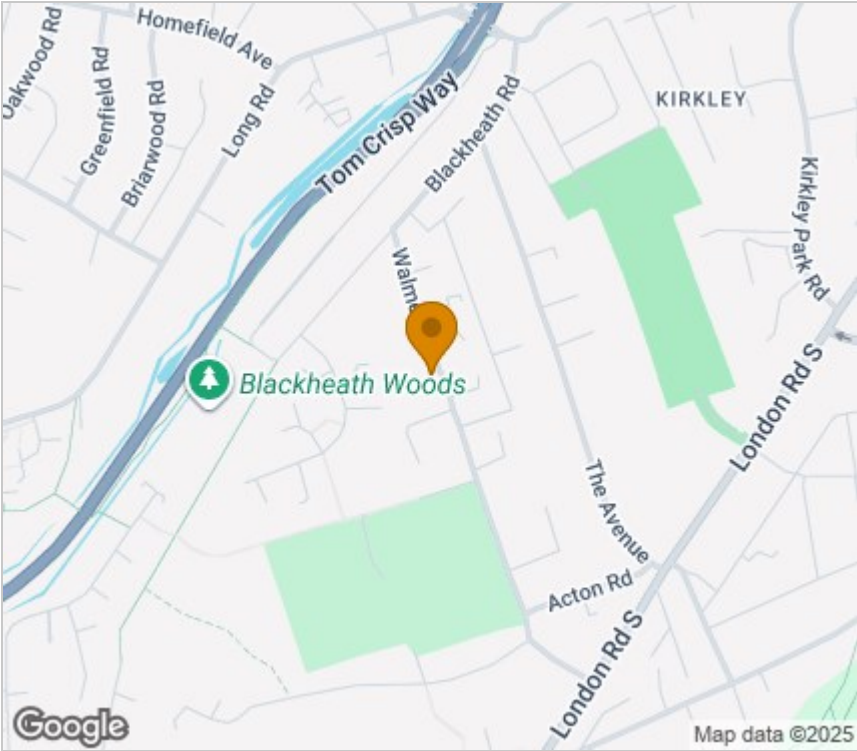
Viewing

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

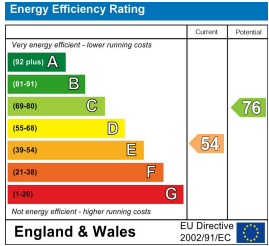
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Area Map



Energy Efficiency Graph



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