



Pakefield, Lowestoft

Guide Price £325,000

- £325,000 - £350,000 Guide Price
- New Modern Kitchen with Unused Appliances
- Two Double Bedrooms
- Stunning Views over Pakefield Beach
- New Modern Bathroom
- Sought After Location
- Enchanting Garden
- No Onward Chain
- EPC - C

Saxon Road, Pakefield

Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.



Council Tax Band:



DESCRIPTION

This is an incredibly rare opportunity to acquire a terrace in one of the East Coast's most sought-after locations, with the standout feature being the stunning garden and breathtaking sea views. The property boasts a beautifully landscaped garden, filled with lush plants and shrubbery, offering a peaceful seating area to fully enjoy the unspoiled views of Pakefield Beach and the sea. Inside, the property is in immaculate condition, featuring a spacious living and dining area, a brand-new modern kitchen with top-of-the-range appliances, and an unused, stylish bathroom. On the first floor, there are two generous double bedrooms. With its unbeatable location and remarkable outdoor space, this is a rare opportunity to own a property in one of the region's best positions. Early viewing is highly recommended to avoid missing out.

GROUND FLOOR

As you enter the property, you're welcomed into a spacious living area, perfect for both relaxation and entertaining. The room features sleek flooring, convenient shelving, and retains its original charm with a sash window to the front, along with patio doors leading to the courtyard. Moving through, you'll find a modern kitchen that seamlessly blends traditional and contemporary elements, complete with an integrated hob, oven, and fridge freezer. The kitchen also boasts a charming butler's sink and stylish worktops. A small utility space separates the kitchen from the bathroom, which is fitted with a sleek, modern three-piece suite, complemented by marble-effect tiles and mosaic flooring.

FIRST FLOOR

The property features two generously sized double bedrooms, both located off the landing. To the front, the master bedroom offers charming views of the nearby church, creating a peaceful and

picturesque setting. At the rear, the second bedroom boasts stunning vistas of the sea, providing a serene and calming backdrop. Both bedrooms are newly carpeted, adding a touch of warmth and comfort to the space, making them ideal for relaxation. Whether you're waking up to the tranquil church views or falling asleep to the gentle sounds of the sea, these rooms offer a perfect blend of natural beauty and comfort.

OUTSIDE

As you step through the rear patio doors, you're greeted by a charming courtyard, an ideal space for outdoor seating and enjoying the fresh air. This leads to a captivating garden, rich with lush greenery, vibrant shrubbery, and colourful blooms, creating a peaceful and inviting sanctuary. A rustic shed adds a touch of character, while a small wooden bench offers a quiet spot to pause and enjoy the surroundings. A cozy seating area provides the perfect place to unwind and soak in the garden's beauty. A pathway, bordered by a neat lawn, leads you to a spacious concrete patio, where a seating arrangement invites you to relax and take in one of the finest views along the Suffolk coast. From this serene vantage point, you can sit back and watch the world go by, with stunning views of Pakefield beach and the seafront stretching out before you. It's the ideal spot to enjoy the tranquil beauty of the coastline.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

SERVICES

VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

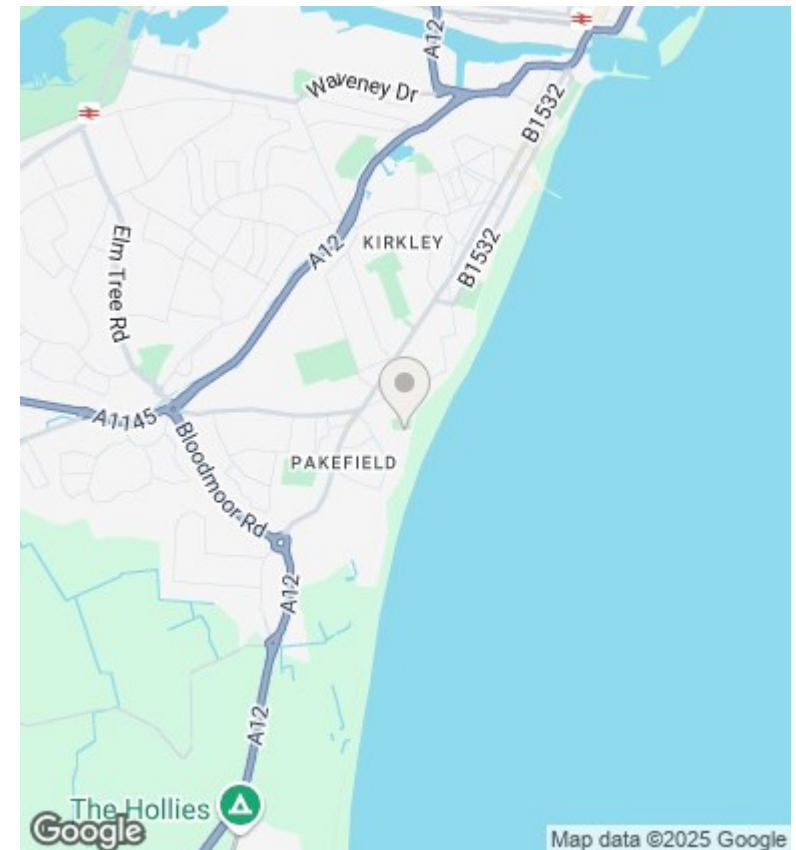
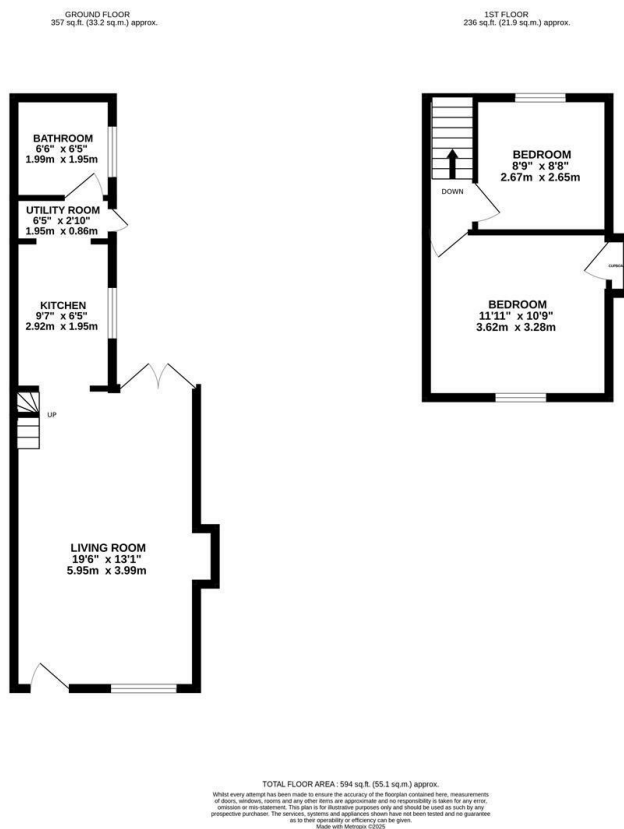
Tel: 01502 442889 Ref: 20750/JD.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





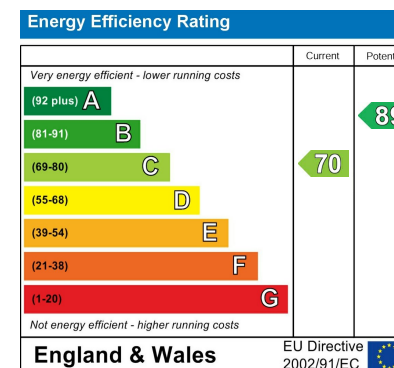


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com