



WORLD'S END

14 NIGHTINGALE ROAD, PAKEFIELD



This is a rare opportunity to purchase a lovely Edwardian double bay fronted semi detached house, situated on the coast, in one of Pakefield's most sought after areas.

World's End is in a fantastic position, with sea views & is within easy motoring distance of Southwold & Lowestoft. There are five bedrooms, including one on the ground floor, two of the bedrooms boasting en-suite facilities.

The accommodation additionally comprises: sitting room, lounge, open plan dining room & kitchen, west facing conservatory/garden room, wc, utility, first floor landing, bathroom, further en-suite & loft room.

World's End is well maintained throughout, the property has recently had new wooden double glazed sash windows. The property retains many period features.

In addition, there is ample parking, a single garage, which is currently used for storage, & attractive gardens, with pond & fruit trees. There is almost 2000 square feet of accommodation in a plot of a quarter of an acre stms.

SERVICES

All mains services are connected. Heating is provided for by way of gas fired central heating. (Durrants has not tested any apparatus,

equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council



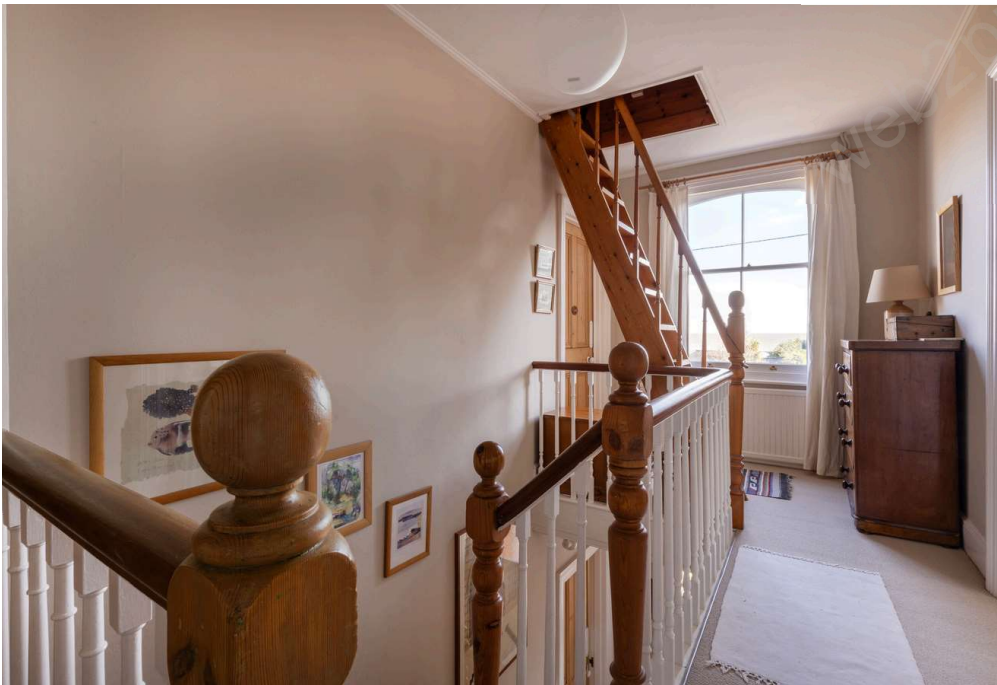
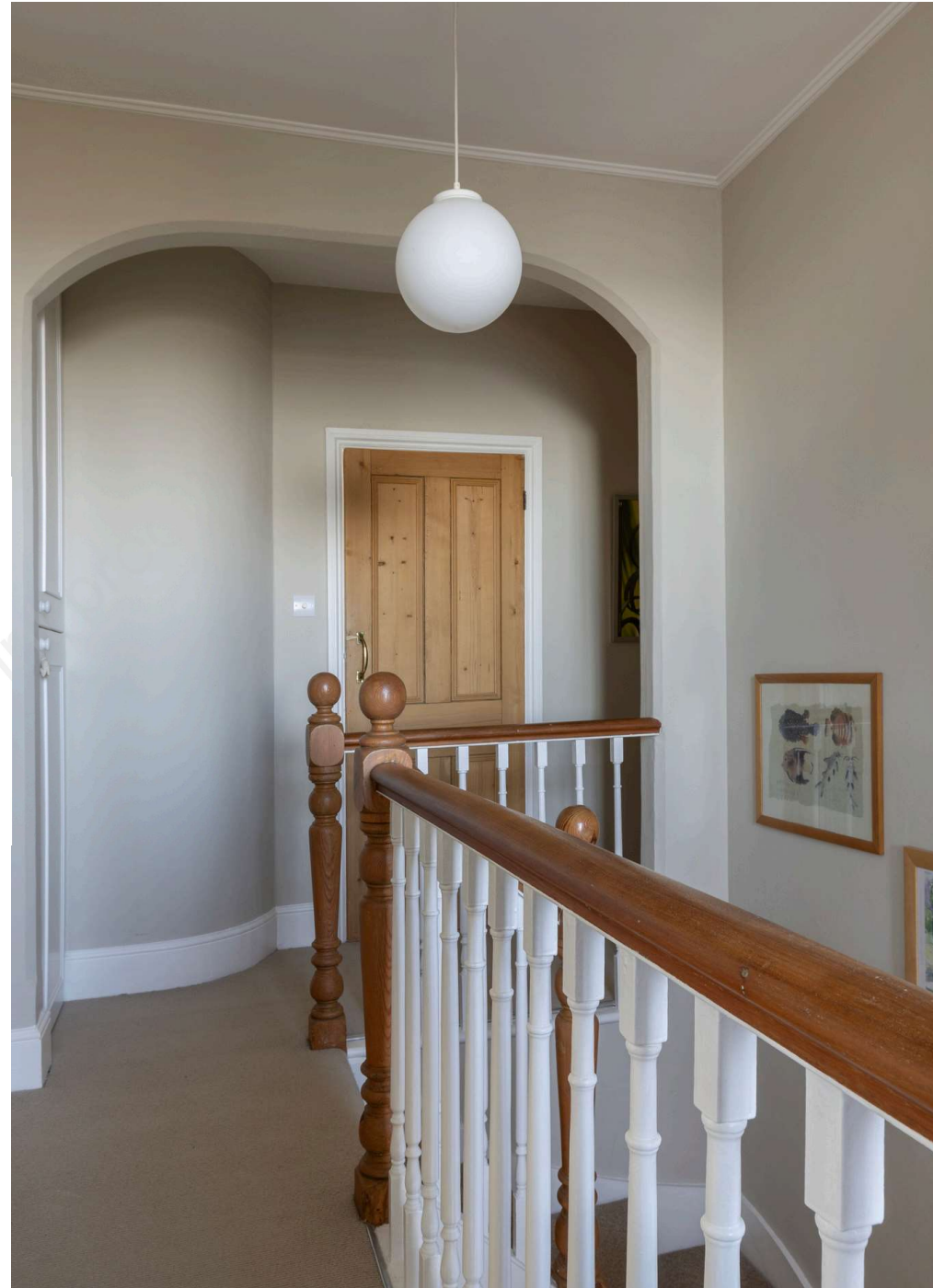




SUPERB
LOCATION



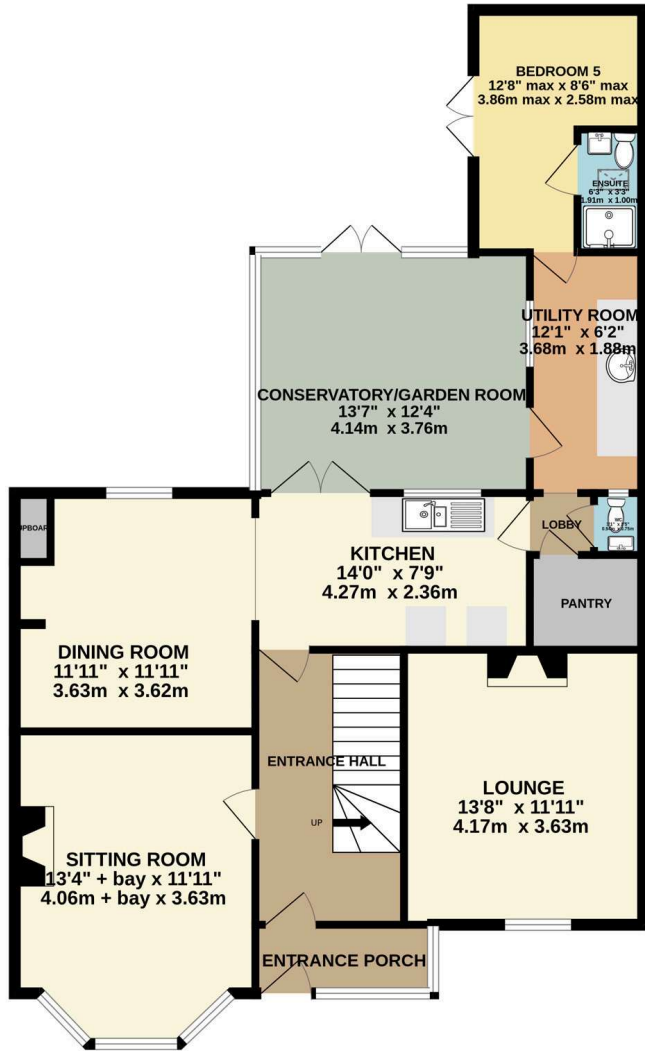




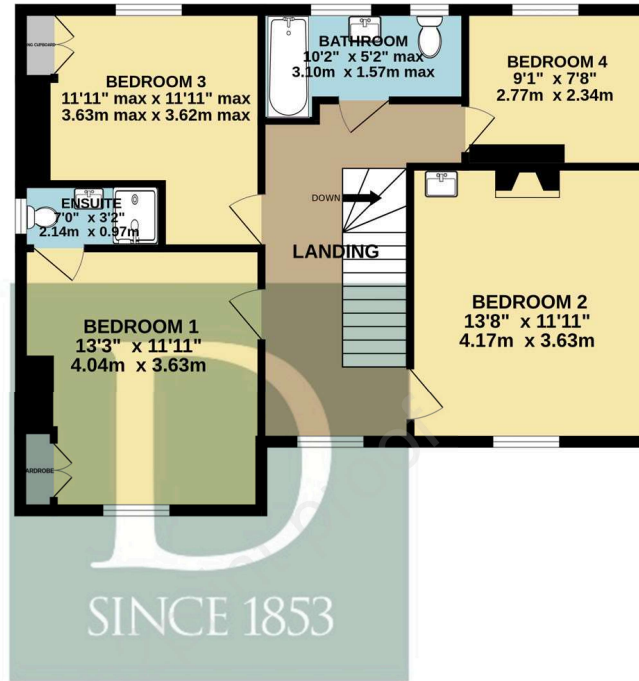




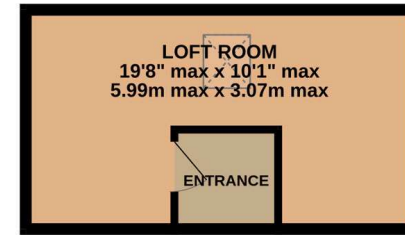
GROUND FLOOR
1084 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DURRANTS

SINCE 1853

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