



99 PAKEFIELD STREET

PAKEFIELD, NR33 0JT



Charming Grade II listed detached house, rich in history and character, located close to the beach.

This delightful home offers an excellent opportunity to build upon the current owners updating of the property.

The property features three spacious reception rooms, perfect for entertaining and family gatherings, along with a well-appointed kitchen/breakfast room with French doors to the rear garden.

A convenient utility room is accessed off the dining room and leads on to a ground floor bathroom. The ground floor accommodation is completed by a separate WC accessed off a side hallway which has direct access to the parking area at the front of the property.

On the first floor, you will find four generous double bedrooms, providing ample space for family or guests. There is also a landing area which provides potential for a WC or a first-floor shower room.

Outside, there is off-road parking at the front of the property and an enclosed rear garden with planning permission already in place to

convert an outbuilding into a charming summer house. Located just a short stroll from the beach, this property combines historic charm with more modern conveniences, making it an ideal family home or seaside retreat.

SERVICES

All mains services are connected. (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.
Council Tax Band - D



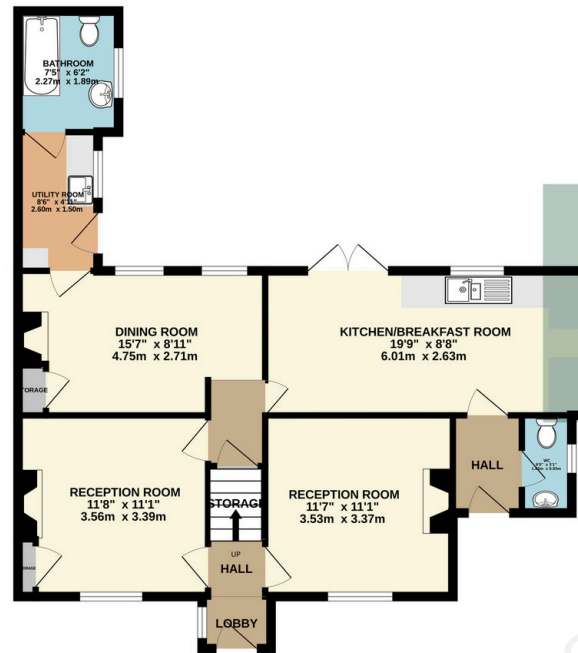




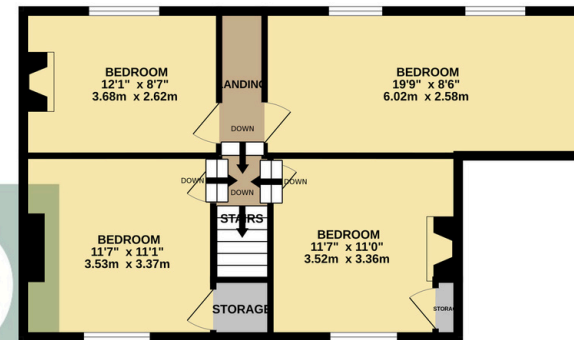


FLOOR PLAN

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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.
Made with Metropix ©2024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

