



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

**£325,000**



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

## 22 Walmer Road Pakefield, NR33 7LB

- SUBSTANTIALLY EXTENDED
- OPEN PLAN LIVING
- LUXURY GROUND FLOOR BATHROOM
- ENSUITE MASTER BEDROOM
- STUNNING REAR GARDEN
- COSY LOUNGE WITH LOG BURNER
- GARDEN ROOM TO REAR
- THREE DOUBLE BEDROOMS
- BEAUTIFUL COASTAL VILLAGE
- SOUGHT AFTER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### **Entrance Porch** 2.00m x 1.00m (6' 7" x 3' 3")

Through the modern composite part-glazed front door into your Entrance Porch extension. There's a uPVC sealed unit double glazed window and this is the perfect place to kick off your shoes and hang up your coat. An oak glazed door leads you in to your ...

#### **Hall**

Your carpeted staircase leads you up to all first-floor rooms, a handy cupboard is located below and doors lead you to your kitchen and ...

#### **Lounge** 3.90m x 3.52m (12' 10" x 11' 7") narrowing to 3.12m

Located at the front part of the house, your stylish and cosy yet spacious Lounge features a uPVC sealed unit double glazed window, wood floor, old school type radiator and beautiful fireplace featuring a reclaimed railway sleeper and log burning stove to cosy up to on those long winter nights. Pristine flat plastered ceiling and pleasantly decorated.

#### **Kitchen** 5.35m x 2.45m (17' 7" x 8')

Running the whole width of the house and 'Open-Plan' to your Dining area and Lobby, your recently upgraded Kitchen features a range of base and wall units fitted to three walls complete with light oak effect flat door and drawers and contemporary black square edge worktop, upstand and back board over. Integrated appliances include a dishwasher while ample space is provided for your automatic washing machine and tumble dryer. There's a range cooker with extractor hood over and a one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window to side aspect. Underfloor heating is installed here below the tiled floor, flat plastered ceilings feature inset spotlights and openings lead you into the extended part of your new home, namely your rear Lobby and ...

#### **Dining Room** 3.98m x 2.89m (13' 1" x 9' 6")

This stunning room is lit up with natural daylight due to two spectacular 'Velux' style rooflights, pristine white décor, tiled floor with underfloor heating and ample space is provided for your family dining suite.

uPVC sealed unit double glazed French doors lead you in to your ...

#### **Garden Room** 5.30m x 3.28m (17' 5" x 10' 9")

A wonderful addition to your beautiful new home is your Garden Room. Panoramic views over your rear Garden through the uPVC sealed unit double glazing, French Doors lead you outside, there's a tiled floor with underfloor heating throughout.

#### **Rear Lobby**

Your back door gives access in/out of the house and a bank of huge larder cupboards are featured here. An oak door leads you in to your ...

#### **Luxury Bathroom** 2.65m x 2.40m (8' 8" x 7' 10")

Wallow in luxury in your modern contemporary Bathroom. A suite comprises of a centre tap free standing bathtub, vanity wash and basin with extra storage and low level loo. A 'Velux' rooflight offers plenty of natural daylight, the stunning slat grey tiling contrasts with the pristine white décor and underfloor heating keeps the room at a pleasant temperature.

### FIRST FLOOR

#### **Landing**

At the top of the stairs your Landing features doors leading off to all Bedrooms, there's a fitted carpet and uPVC sealed unit double glazed window.

#### **Master Bedroom** 4.55m x 3.74m (14' 11" x 12' 3") narrowing to 2.91m

A uPVC sealed unit double glazed window to front aspect, there's a wood floor underfoot and radiator. A door leads you in to your...

#### **Ensuite** 1.50m x 1.33m (4' 11" x 4' 4")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Your contemporary suite features a corner shower, low level WC and glass vanity wash hand basin. A vertical radiator and opaque uPVC sealed unit double glazed window also feature.

#### **Bedroom 2** 3.45m x 2.61m (11' 4" x 8' 7")

A good size double includes a laminate floor, uPVC sealed unit double glazed window and radiator.

#### **Bedroom 3** 2.71m x 2.45m (8' 11" x 8')

The smallest of the three is still a good size double includes a laminate floor, uPVC sealed unit double glazed window and radiator

### OUTSIDE

#### **Front Garden & Driveway**

Laid to shingle with ample parking, there's an EV point and gate leading through to the side of the house.

#### **Rear Garden**

Enclosed by fence your rear Garden is mainly laid to lawn with borders packed with mature trees, plant and shrubs. Your patio is adjacent to the Garden Room, perfect for sitting out, a barbecue or even a spot of alfresco dining. At the far end of the Garden, a secret area features a timber decking for entertaining, there's also a large timber shed for your Garden tools and offers plenty of storage.

### SUMMARY

Over the years, this stunning house has been transformed by the current Owners. Substantially extended with 'Open-Plan' living to rear, freshly plastered ceilings, upgraded central heating system, underfloor heating, the list goes on and on... not forgetting the wonderful rear Garden. You need to view to appreciate.

To view this superb opportunity, call us now.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



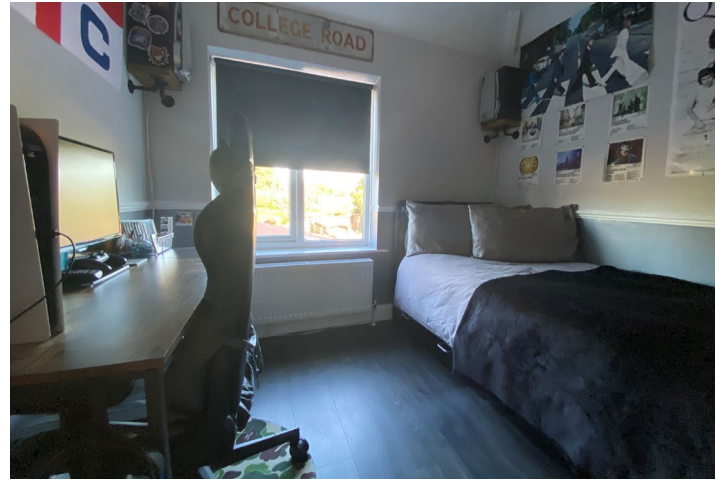
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

## SUBSTANTIALLY EXTENDED & IMPROVED LAYOUT in this STUNNING THREE BED SEMI LOCATED in the HEART of PAKEFIELD

We are delighted to offer for sale this beautiful family home located on the very sought after Walmer Road in the seaside village of Pakefield. The property has undergone a total transformation over the years with 'open-plan' living to the rear comprising of a large Kitchen leading to your stunning Dining Room through to your Garden Room. Your luxury Bathroom is located on the ground floor and the cosy yet spacious bay fronted Lounge features a log burner for those cosy nights in. Upstairs, three double Bedrooms, your Master having a contemporary Ensuite. If you enjoy alfresco entertaining, your rear Garden features a patio or secret decked area at the end of the Garden, to the front ample parking includes an EV charger.

**IMMERSE YOURSELF IN A COASTAL VILLAGE LIFESTYLE in this GORGEOUS FAMILY HOME**

### LOCATION AND AMENITIES

The property is situated in the unspoilt village of Pakefield. Situated West of the A12 making the towns of Lowestoft and Southwold easily accessible. Good schools and public transport are convenient and not only are you spoiled by the stunning Suffolk countryside but also the award winning Lowestoft beach is right on your doorstep. The area boasts a thriving community complete with shops, a parish church and public houses.

**Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk**



22 WALMER ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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