

£285,000



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Tortuga, Saxon Road, Pakefield, NR33 7BT

- SOUGHT AFTER COASTAL LOCATION
- EXCELLENTLY PRESENTED
- BEAUTIFUL SIDE GARDENS
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- SOUGHT AFTER NEIGHBOURHOOD
- CLOSE TO BEACH
- OPEN PLAN LOUNGE DINER
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 1.75m x 1.00m (5' 9" x 3' 3")

Enter through the part-glazed front door into the Porch of your new home in this beautiful coastal village. A further uPVC sealed unit double glazed window attracts an abundance of daylight, simply kick off your shoes, hang up your coat and come through the next door into your ...

HALL

A uPVC sealed unit double glazed window lightens the Hall while your carpeted staircase leads up to all first-floor rooms, there's a small storage cupboard, a radiator, a glazed sliding door leads you into your Lounge and a personal door into your Garage.

GARAGE 5.70m x 2.90m (18' 8" x 9' 6")

Access your garage from inside the house. There's also a vehicular door, power and light.

LOUNGE 4.86m x 4.29m (15' 11" x 14' 1") max narrowing to 2.66m

Your spacious 'L' shaped Lounge features two uPVC sealed unit glazed windows, a fitted carpet and radiator. The focal point is the fireplace and hearth to cosy up in front of. An 'Open-Plan' archway leads you into your ...

DINING AREA 2.10m x 1.47m (6' 11" x 4' 10")

Located conveniently between your Lounge and Kitchen, this space provides a lovely dining experience with panoramic views over your rear Garden through the patio doors which span the whole width of the Room. Another opening is also open-plan to your ...

KITCHEN 1.90m x 1.95m (6' 3" x 6' 5")

A range of base and wall units are fitted to three walls complete with flat white doors and drawers and a square edge worktop and tiled splashback over. Integrated appliances include a gas hob with extractor above, double eye level oven and grill, fridge and ample space is provided for your automatic washing machine.

Your polycarbonate sink and drainer is located under your uPVC sealed unit double glazed window offering stunning views whilst washing up. Ceramic tiling is laid underfoot.

FIRST FLOOR

LANDING

At the top of the stairs, your Landing features a uPVC sealed unit double glazed window and doors lead to your all first floor rooms.

BEDROOM 1 3.71m x 2.92m (12' 2" x 9' 7") max

Located at the rear of the property, Bedroom 1 features a uPVC sealed unit double glazed window to rear Garden aspect, fitted carpet and built in cupboard.

BEDROOM 2 3.10m x 2.95m (10' 2" x 9' 8") max

A uPVC sealed unit double glazed window to front aspect, fitted carpet, radiator and built in wardrobe.

BEDROOM 3 2.12m x 2.10m (6' 11" x 6' 11")

The smallest of the three is still a decent size and features two dual aspect uPVC sealed unit double glazed windows, fitted carpet and radiator.

BATHROOM 1.95m x 1.90m (6' 5" x 6' 3")

Your fully tiled Bathroom features a three-piece suite comprising of a panel bath, low level WC and pedestal sink. Vinyl is laid to floor and an opaque uPVC sealed unit double glazed window attracts an abundance of natural daylight.

OUTSIDE

Front Garden & Driveway

Tucked away off Saxon Road and very private, your brickweave driveway is flanked by borders packed with mature shrubs and plants. A gate leads you into your ...

Rear & Side Garden

Every inch of this side and rear Garden has been maximised. There's a bed packed with trees, shrubs and plants, a timber shed for your garden bits and bobs and greenhouse. Walk round the corner and be wowed by this gorgeous rear garden...

Mainly laid to lawn with borders full of foliage, the garden is fenced and very private. A suntrap patio has been laid adjacent to your patio doors, perfect for sitting out, a barbecue or even a spot of alfresco dining.

COUNCIL TAX

East Suffolk Band C

SUMMARY

If you dream of living in this prestigious village by the sea, in a beautiful home and Gardens, then look no further. Come see for yourself.

Give us a call to book your viewing today.

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.



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A BEAUTIFULLY PRESENTED DETACHED HOUSE LOCATED IN SOUGHT AFTER PAKEFIELD

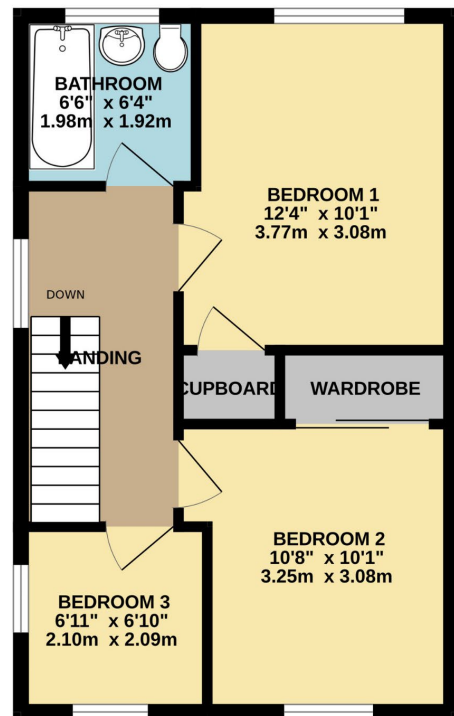
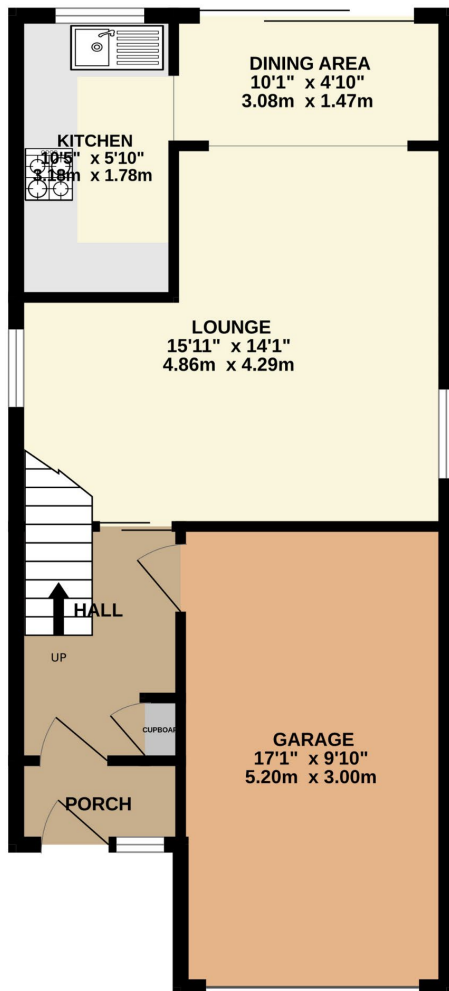
Situated on a pleasant residential road close to Pakefield Beach, this excellently presented family home is offered for sale. Your accommodation comprises of an Entrance Porch, Hall, Lounge thru to an 'Open-Plan' Dining Area and compact Kitchen on the ground floor, while upstairs three good size Bedrooms and family Bathroom. Outside, there's ample parking on the brickweave Driveway leading up to your Garage and to the side and rear, your lovely enclosed and private Gardens. All this with the creature comforts of gas central heating and double glazed throughout.

NO ONWARD CHAIN | OVER 900 sq ft of LIVING

LOCATION AND AMENITIES

The property is situated on Saxon Road, a popular residential area of the unspoilt village of Pakefield. Situated just off the A12 making the towns of Lowestoft, Southwold and Beccles easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award-winning Lowestoft beach is a short distance away and Pakefield Beach at the end of the road. The area boasts a thriving friendly community complete with places of worship, local shops and takeaways, restaurants and excellent public houses.

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



TORTUGA, SAXON ROAD, PAKEFIELD

TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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