

**£475,000**



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## **28 Stradbroke Road, Pakefield Lowestoft, NR33 7HT**

- BEAUTIFUL PERIOD RESIDENCE
- OVER 1,830 sq ft over 2 FLOORS
- CHARACTER FEATURES
- LOG BURNER LOCATED CENTRALLY
- LOUNGE TO GARDEN ROOM
- STUNNING ENCLOSED GARDEN
- FORMERLY TWO PROPERTIES
- FOUR OR FIVE BEDROOM OPTIONS
- SOUGHT AFTER COASTAL LOCATION
- EXCELLENTLY PRESENTED
- CENTRAL HEATING AND DOUBLE GLAZED

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION in DETAIL

### GROUND FLOOR

#### **KITCHEN BREAKFAST ROOM** 4.86m x 3.33m (15' 11" x 10' 11")

From the very quaint garden path up to your modern part-glazed door, enter directly into your Kitchen Breakfast Room. Your Kitchen has a farmhouse feel to it and features a range of base and wall units fitted to three walls complete with white doors and drawers with a 'Welsh dresser' feature, worktop and tiled splashback over. Integrated appliances include a ceramic hob with extractor over; eye level double oven and ample space is provided for your dishwasher and tall fridge freezer. Your one-and-a-half bowl sink and drainer is located under the large uPVC sealed unit double glazed window allowing stunning views over your front Garden. Tiling underfoot, inset spotlights above and a radiator also feature. A farmhouse latch style door leads you in to your ...

#### **DINING ROOM** 4.70m x 3.80m (15' 5" x 12' 6") *plus bay*

Located centrally, this grand Dining Room features a uPVC sealed unit double glazed window, a feature fireplace, radiator and fitted carpet. One of the two staircases leads you upstairs and another door to your ...

#### **UTILITY ROOM** 3.21m x 2.44m (10' 6" x 8')

A super facility with a row of base units fitted with modern shaker style doors, a sink and mixer tap is located under your uPVC sealed unit double glazed window and space and plumbing for your automatic washing machine and tumble dryer below. Your central heating boiler is located here, two larger larder style cupboards, LVT flooring and a glazed door leads out to your ....

#### **REAR LOBBY** 3.21m x 1.71m (10' 6" x 5' 7")

The perfect place to lick off your shoes and hang up your coat after a day on the beach. Two uPVC sealed unit double glazed windows and your glazed back door lead out to your rear Garden. LVT laid underfoot and a door leads to your ...

#### **SHOWER ROOM** 1.71m x 1.70m (5' 7" x 5' 7")

Recently upgraded, your modern contemporary fully tiled Shower Room features a suit comprising of a large 'walk-in' cubicle, vanity wash hand basin and low level loo. LVT laid underfoot, there's a chrome heated towel rail and opaque uPVC sealed unit double glazed window.

#### **STUDY / PLAYROOM / BED 5** 4.27m x 3.44m (14' x 11' 3")

Back to the front of the house now, this bonus room is accessed from a central lobby located just off your Dining Room. Currently used as a treatment room, there are many uses for this room. An extra Lounge, home Office or kids play room, you decide. Lovely and bright due to two uPVC sealed unit double glazed windows, there's also an original fireplace, fitted carpet and radiator.

#### **LIVING ROOM** 4.45m x 4.28m (14' 7" x 14' 1")

Your second staircase leads you up to the first floor from the Lobby between these two rooms. Your delightful Living Room is also flooded with natural daylight from the large uPVC sealed unit double glazed window which enjoys stunning views over your side Garden. There's a radiator, fitted carpet underfoot, oak beams to ceiling and the main feature is the central fireplace housing a super log burning stove. An archway either side lead you to your...

#### **GARDEN ROOM** 4.28m x 1.95m (14' 1" x 6' 5")

The perfect place to sit and unwind with beautiful views over your Garden through the uPVC double glazed French doors. There's a further window to side and fitted carpet underfoot.

### FIRST FLOOR

#### **LANDING**

At the top of the first flight of stairs, your stunning Landing features a fitted carpet, 'velux' rooflight and doors lead off to your first-floor.

#### **BEDROOM 1** 4.35m x 4.20m (14' 3" x 13' 9")

Your Master Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator. This one features two doors with access to the second staircase.

#### **BEDROOM 2** 4.28m x 3.27m (14' 1" x 10' 9")

Located at the front part of the house, Bed 2 features a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

#### **BEDROOM 3** 4.22m x 3.56m (13' 10" x 11' 8")

Bedroom three features a uPVC sealed unit double glazed window, fitted carpet and radiator. This one also features two doors with access to the second staircase.

#### **BEDROOM 4** 3.18m x 3.06m (10' 5" x 10')

The smallest of the five is still a good size double and features a uPVC sealed unit double glazed window, laminate flooring and radiator.

#### **BATHROOM** 3.04m x 2.36m (10' x 7' 9")

Your modern contemporary Family Bathroom features a four-piece suite comprising of a large walk-in shower cubicle, centre tap panel bath, pedestal sink and low level WC. There's a vinyl floor, tiling to walls, a chrome heated towel rail and opaque uPVC sealed unit double glazed window.

#### **BOX ROOM / STUDY** 1.55m x 1.53m (5' 1" x 5')

A handy little room for storage or small study. Includes a uPVC sealed unit double glazed window.

### OUTSIDE

#### **Front Garden and Driveway**

Tucked away behind tall trees, you wouldn't know this property is here. There's a quaint path leading down to the house and a large shingle Driveway with ample parking for several vehicles.

#### **Rear Garden**

So private, your delightful rear Garden is enclosed by mature trees and shrubs and has many zones for you to enjoy. Mainly laid to lawn, there's a lovely private area housing your arbour, a timber decked area, perfect for entertaining, sitting out or even a spot of alfresco dining. There's also an outbuilding to be used for storage or workshop.

So many lovely features in this Garden, it need to be viewed to appreciate; come take a look!

#### **Council Tax**

East Suffolk Band D

### SUMMARY

If you dream of living by the sea in a beautiful period property, set in private grounds, this could be the one for you.

Beautifully presented with many original features and was undoubtedly formerly two residences due to the two staircases. This property is a fusion of period and modern with original fireplaces and contemporary styling. All this with gas central heating and double glazing, not forgetting those stunning Gardens

To view this magnificent property call us now on the numbers on page one of this brochure.

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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## BEAUTIFUL DETACHED FAMILY RESIDENCE | FORMERLY TWO HOUSES

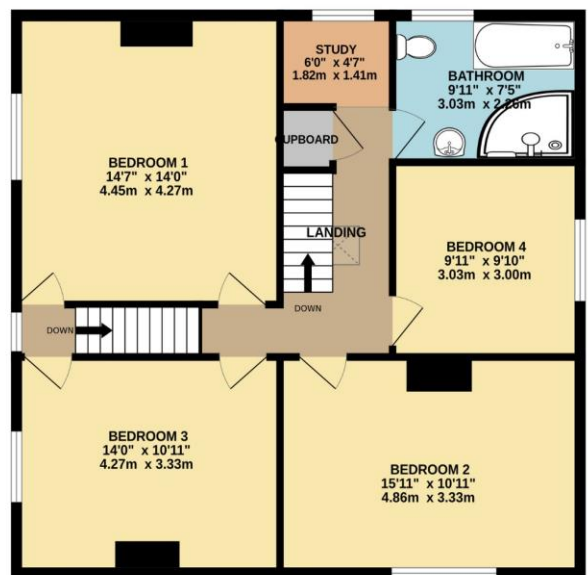
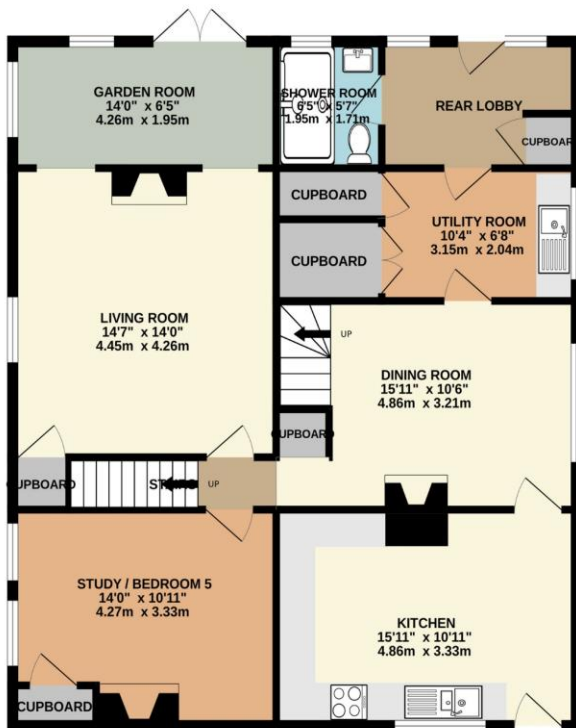
We are delighted to offer for sale this larger style detached property which was undoubtable two residential properties in a former life. Located in its own grounds, very private and surrounded by tall trees in the unspoilt village of Pakefield, your accommodation comprises of a Kitchen Breakfast Room, Dining Room, separate Utility and Living Room which is 'Open Plan' to your Garden Room separated by a central wood burning stove. There's also a contemporary Shower room and Study / Playroom / Bedroom 5, all on the ground floor. Up one of the two staircase, four double Bedrooms and family Bathroom. All this with the creature comforts of gas central heating and double glazing and set in stunning Gardens.

**OVER 1,830 sq ft OF PERIOD LIVING ACROSS TWO FLOORS**

### LOCATION AND AMENITIES

The property is located on Stradbroke Road at the Pakefield end of the village and situated just off the A47 making the town of Lowestoft easily accessible and the commute to Ipswich/London on your doorstep. There's a thriving community locally, plenty of shops, great pubs, places of worship, good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award-winning Lowestoft and Pakefield beaches up the road.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



28 STRADBROKE ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1837 sq.ft. (170.7 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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