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**£550,000**



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## 10 Stradbroke Road, Pakefield Lowestoft, NR33 7HT

- SUBSTANTIALLY EXTENDED
- OVER 2,400 sq ft over 3 FLOORS
- STUDIO / HOME OFFICE / WORKSHOP
- STUNNING KITCHEN DINING EXPERIENCE WITH APPLIANCES
- TWO 4M BIFOLDS TO REAR
- QUALITY FIXTURES & FITTINGS
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER PAKEFIELD LOCATION
- PRIVATE ENCLOSED GARDENS
- BEAUTIFULLY PRESENTED

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The second you walk over the threshold into this beautiful family home you get that impression of quality. Plenty of light is beamed in here with uPVC double glazed windows either side of your composite front door. Your carpeted staircase leads you up to all first and second floor rooms, hardwood floor underfoot, a radiator and doors lead you to your Cloakroom WC and ...

#### Lounge 4.24m x 4.28m (13' 11" x 14' 1") plus bay

Your beautiful Lounge features a large uPVC sealed unit double glazed window a bay to front aspect, another to side, plus a sumptuous, fitted carpet underfoot, radiator and fireplace.

#### Cloakroom WC 1.48m x 0.85m (4' 10" x 2' 9")

Essential for the family is the downstairs Loo. Modern and contemporary with a suite comprising of a pedestal wash hand basin and low-level WC, an opaque uPVC sealed unit double glazed window attracts plenty of natural daylight and underfloor heating.

#### Kitchen Dining Experience 7.57m x 6.97m (24' 10" x 22' 10") narrowing to 4.26m

The heart of any home is always in the Kitchen... and what a Kitchen this is! There are three zones to this stunning open-plan space, your living area, cooking area and eating area.

Plenty of natural daylight is beamed in due to two sets of four metre bifold doors which open out onto your patio from the Dining area of this super room. Three 'Velux' style skylights also beam in even more light and ample space is provided for a large family dining suite.

There's also a large area, perfect as a second Lounge which features a contemporary log burner in the corner and ample connections for your wall mounted home entertainment system. This zone also benefits from a uPVC sealed unit double glazed window.

Your Kitchen zone features a range of base, wall and larder units fitted to three walls complete with high gloss doors and a square edge worktop and upstand over. Integrated appliances include a wine cooler, a range cooker with extractor over and ample space is provided for your 'American style' fridge freezer. Taking centre stage is your 'L' shaped island complete with breakfast bar and worktop featuring your stainless-steel sink and mixer tap including a waste disposal system, while an integrated dishwasher is located below.

Underfloor heating keeps this whole area toasty warm and high gloss ceramic tiling is laid underfoot. A door leads you into your ...

#### Utility Room 2.74m x 1.31m (9' x 4' 4")

Located adjacent to your Kitchen, your Utility features more units with a sink and drainer, worktops and plumbing and space for your automatic washing machine and tumble dryer. Another uPVC sealed unit double glazed window and UFH also featured.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing has doors leading off to all first-floor rooms.

#### Master Bedroom 4.28m x 4.24m (14' 1" x 13' 11") plus bay

Your Master Bedroom pretty much mirrors the Lounge below and features a sumptuous carpet underfoot, a bay fronted uPVC sealed unit double glazed window, a radiator, built in wardrobes and a door leads you in to your ...

#### Ensuite 4.58m x 2.63m (15' x 8' 8") max

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. A modern contemporary suite comprising of a huge walk-in shower cubicle, pedestal wash hand basin and low-level WC. LVT is laid underfoot, there's a radiator and opaque uPVC sealed unit double glazed window.

#### Bedroom 2 3.34m x 3.34m (10' 11" x 10' 11")

Across the landing, Bedroom 2 features a uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

#### Family Bathroom 3.02m x 1.66m (9' 11" x 5' 5")

Wallow in luxury in your stunning Bathroom which features a 'L' shaped bath with shower and glass screen, pedestal wash hand basin and low-level WC. There's an opaque uPVC sealed unit double glazed window, LVT flooring and chrome heated towel rail radiator is housed here.

#### Study / Second Floor Stairs 2.46m x 2.13m (8' 1" x 7' )

Formerly a Bedroom, this space could easily be a small study however, is now access to your staircase that leads up to the second floor. This room features a fitted carpet, radiator and uPVC sealed unit double glazed window.

### SECOND FLOOR

#### Landing

At the top of the stairs, your Landing features a uPVC sealed unit double glazed window, fitted carpet and Eaves access.

#### Bedroom 3 4.95m x 3.31m (16' 3" x 10' 10") max

There's a uPVC sealed unit double glazed window, sumptuous, fitted carpet, radiator and built in wardrobe.

#### Bedroom 4 3.00m x 2.41m (9' 10" x 7' 11")

The smallest of the four is still a good size double. There's a fitted carpet and radiator.

### OUTSIDE

#### Front Garden and Driveway

A super first impression to your new home. Ample parking for many vehicles with half brick weave and laid to lawn.

#### Garage 7.25m x 3.74m (23' 9" x 12' 3")

A remote electric vehicular door leads you to your garage, power and light is included and a uPVC sealed unit double glazed window and personal door to your rear garden. To the side of the Garage, a gated courtyard gives access to your rear Garden and a staircase leads you up to ...

#### Studio / Home Office / Hobby Room 3.73m x 6.38m (12' 3" x 20' 11") into bays

This superb facility currently used as a Salon could be utilised for many uses. A Home Office if you work from home or even a Hobby Room, you decide. Two uPVC sealed unit dormer windows attract plenty of light, two radiators, inset spotlights and LVT flooring underfoot.

#### Rear garden

Your wonderful, rear Garden is a delight. Completely private and enclosed by mature tall trees and shrubs, your Garden is mainly laid to lawn, however a suntrap patio is ideal for sitting out or even a spot of alfresco dining, while a covered decking area is perfect for all round use.

#### Council Tax

Band C

### SUMMARY

If you crave of living in a thriving seaside village, need plenty of living space, and work from home, then look no further. With over 2,400 sq. ft of contemporary living, come take a look.

To view call us now to book your private viewing.





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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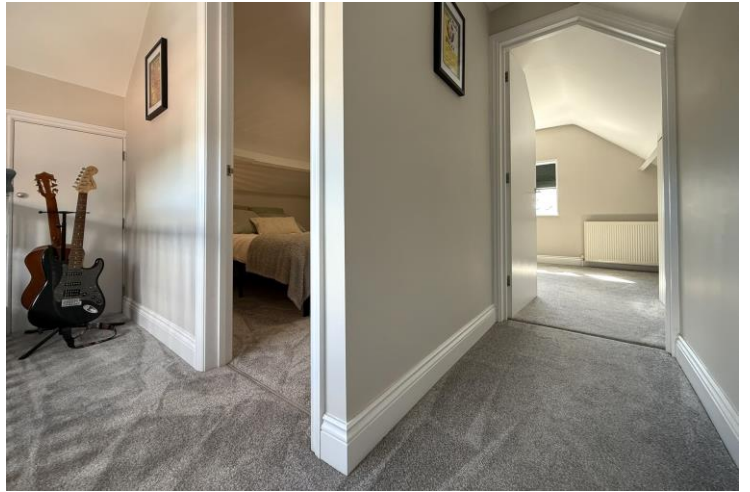




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## SUBSTANTIALLY EXTENDED MODERN CONTEMPORARY HOME FOR SALE

We are excited to offer for sale this beautiful family home which has been transformed with modern contemporary 'Open-Plan' living plus the benefit of a super working from home space. Your accommodation comprises of a large bay fronted Lounge, imposing Hallway, Cloakroom WC and Utility. The Wow factor, located at the rear of the property is the impressive 'Kitchen, Dining, Living experience', complete with two 4m bifold doors allowing the stunning garden indoors and packed full of quality appliances. On the first floor, your luxury bathroom and two double Bedrooms, one of which is an Ensuite, while on the top floor another two double Bedrooms. Over the top of your large garage, a professional Studio conversion has been created, currently used as a salon, you could utilise as a Home Office, Studio or Hobby Room.

All this with the creature comforts of gas central heating and double glazing throughout and set in stunning Gardens to front and rear.

**OVER 2.400 sq. ft OF MODERN LIVING ACROSS THREE 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)**

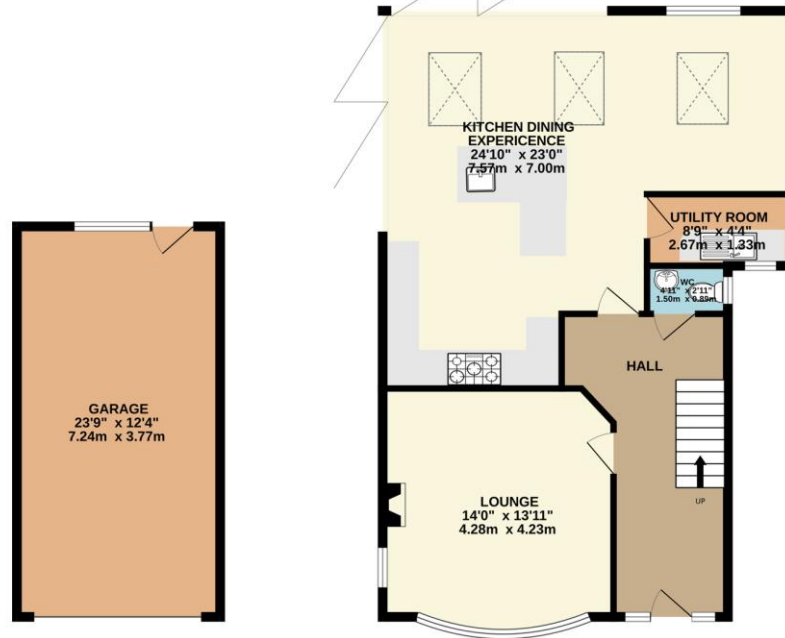


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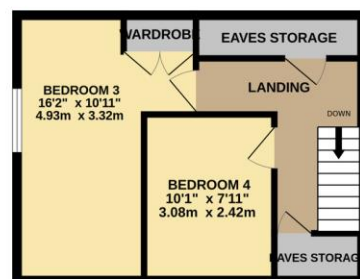
GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



2ND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



10 STRADBROKE ROAD, PAKEFIELD

TOTAL FLOOR AREA : 2440 sq.ft. (226.6 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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