



Walmer Road, Pakefield

£375,000

- ONE NOT TO MISS
- 4 SEPARATE BEDROOMS
- UTILITY ROOM
- PAKEFIELD
- 2 RECEPTIONS
- LAID TO LAWN GARDEN
- DETACHED
- OPEN-PLAN KITCHEN / DINER
- FRONT & REAR DRIVEWAYS & GARAGE

Walmer Road, Pakefield

ONE NOT TO MISS... This 4 bed DETACHED property is DECEPTIVELY SPACIOUS & benefits OPEN-PLAN living & space for ALL both inside & OUT. CALL TO VIEW 01502 576840

This property comprises something for everyone and certainly the convenience for a growing family; ideally located in the sought after village of Pakefield with a thriving community and one of the finest East Coast beaches on the doorstep. Close proximity to a range of amenities including schooling, public houses, shops and a regular bus route between the towns of the Heritage Coast and the City of Norwich.



Council Tax Band:



HALLWAY

Come on inside and appreciate the opportunity this home has to offer. The hallway has fitted carpet, radiator and power points; stairs up to the first floor.

SHOWER ROOM

White suite comprises a pedestal sink, WC, bath and a walk-in shower. Travertine flooring with underfloor heating, opaque double glazed window and heated towel rail.

LOUNGE

4.89m x 3.17m (16'0" x 10'4")

At the front of the home the lounge is a good size and features wooden floorboards, double glazed window, radiator, TV, power points and cast iron wood burner.

RECEPTION / DINING ROOM

5.67m x 3.65m (18'7" x 11'11")

Another good size reception gives a multitude of purposes; wooden flooring, radiator, power points and a cast iron wood burner; large opening into...

OPEN-PLAN KITCHEN / DINER

5.60m x 4.85m (18'4" x 15'10")

Fabulous extension to the home provides a great entertaining space; modern with a rustic vibe. Various base units with worktop and central island; space / plumbing for your chosen appliances. Wooden flooring, Velux windows, radiator, power points and French double doors out to the rear garden.

UTILITY ROOM

4.17m x 2.33m (13'8" x 7'7")

Originally the kitchen of the home the utility doubles up as the boot & laundry room with wooden worktop that gives space and plumbing for your chosen appliances and a Belfast sink. Luxury vinyl tile floor, double glazed window, power points and the gas central heating / domestic hot water boiler in situ. Handy under stair storage cupboard and part glazed door out to the side of the home.

FIRST FLOOR - LANDING

Stairs up to the first floor and doors to all bedrooms and WC. Double glazed window and loft access with ladder.

BEDROOM 1

5.54m x 3.50m (18'2" x 11'5")

Overlooking the rear garden this oversize double bedroom has wooden flooring, double glazed window, radiator and power points; not forgetting the free-standing double ended bath next to the original fireplace.

BEDROOM 2

4.55m x 3.26m (14'11" x 10'8")

At the front of the home this double bedroom has wooden flooring, double glazed window, radiator, power points and original fireplace.

BEDROOM 3

3.16m x 2.56m (10'4" x 8'4")

Double bedroom at the front of the home; wooden floor, double glazed window, radiator and power points.

BEDROOM 4

2.77m x 2.25m (9'1" x 7'4")

Wooden flooring, double glazed window, radiator and power points; built-in cupboard houses the pressurised hot water cylinder.

WC

White suite comprises a wash basin and WC. Wooden flooring and opaque double glazed window.

OUTSIDE

Driveway provides off road parking to the front for 2 vehicles and side pedestrian access round to the laid to lawn rear garden. Large patio area and borders filled with an array of plants, flowers and shrubs; outside lighting, water tap and power points. Green house provides the place to nurture your own whilst the summer / play house is subject to separate negotiation. Pedestrian access to the rear driveway and rear service road.

GARAGE / WORKSHOP 8.92m x 2.95m (29'3" x 9'8") Brick built garage with worktop has an up and over vehicular door, window, light, power points, inspection pit and personnel door to the rear garden.

FREEHOLD TENURE

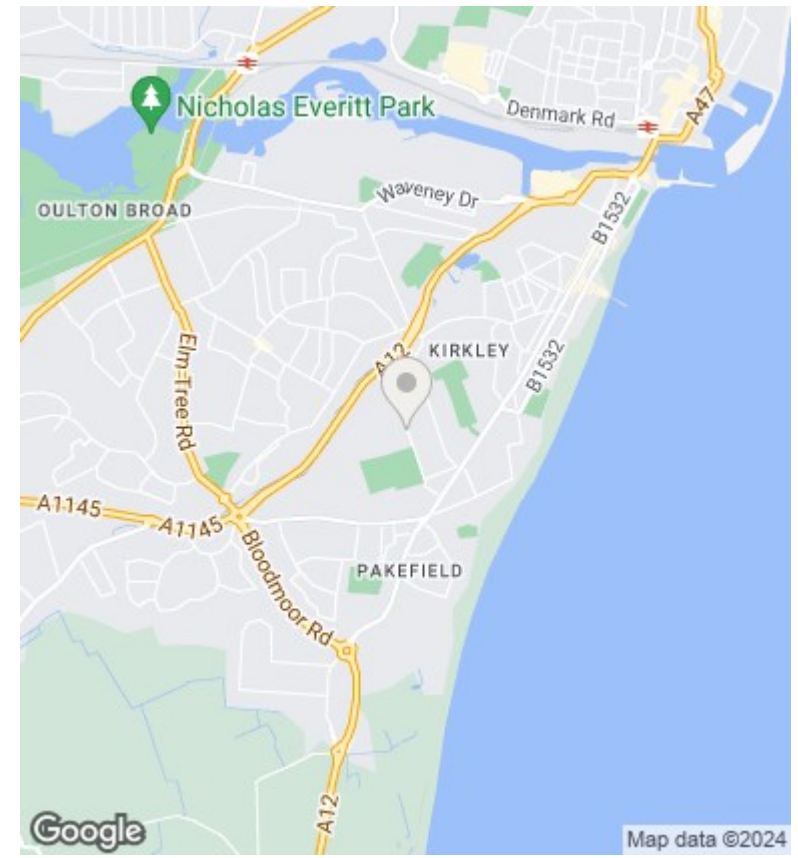
EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE - RATING C



Ange & CO

29 WALMER ROAD, PAKEFIELD, LOWESTOFT
 TOTAL FLOOR AREA: 1676 sq.ft. (155.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors 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 here are not intended and no guarantee as to their operability or efficiency can be given.
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