



## Irex Road, Pakefield NR33 7BU

Guide Price £325,000

- PAKEFIELD
- 2 RECEPTIONS
- 4 PIECE BATHROOM
- SEMI BY THE SEA
- KITCHEN WITH UTILITY AREA
- SOUTH FACING REAR GARDEN
- OPEN-PLAN
- CLOAKROOM / WC
- OUTBUILDINGS & PARKING

SEMI by the SEA... This beautifully maintained 1930's home has been sympathetically brought into the 21st century with modern styles & OPEN-PLAN living...

RARELY does a property become available on IREX ROAD; nestled in a thriving community with local shops, eateries close by & a short distance to one of the East Coast's finest beaches.

### HALLWAY

Through the composite front door you step onto original restored wooden floorboards; doors to reception, cloakroom / WC and stairs up to the first floor. Electric meter and consumer unit in situ. Cupboard provides space for the gas central heating / domestic hot water combination boiler.

### CLOAKROOM / WC

Wash basin and WC; vinyl flooring, opaque uPVC double glazed window and radiator.

### FRONT ROOM 11'11" x 11'6" (3.65m x 3.53m)

Overlooking the front of the home through the decorative uPVC double glazed bay window; Amtico flooring, radiator, TV, power points and cast iron burner. Large opening into...

### DINING ROOM 10'11" x 10'5" (3.35m x 3.18m)

Open-plan living; Amtico flooring, radiator and power points.

### KITCHEN 16'7" x 12'5" (5.07m x 3.80m)

Wonderfully extended with vaulted ceiling, Velux windows and exposed brick work. High gloss wall and base units with granite worktop, inset butler style sink and integral appliances include fridge / freezer, dishwasher, oven, combi microwave and gas hob with extractor over; space / plumbing for your chosen appliances. Slate flooring, uPVC double glazed window and power points; large double doors out to the rear garden.

### FIRST FLOOR - LANDING

Fitted carpet, uPVC double glazed window and loft access.

### BEDROOM 1 11'5" x 12'1" (3.48m x 3.70m)

Double bedroom with front aspect; fitted carpet, uPVC double glazed bay window, radiator, TV, power points and built-in wardrobes provide your storage solution.

### BEDROOM 2 10'11" x 10'5" (3.33m x 3.18m)

Overlooking the rear garden this double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

### BOX ROOM 5'6" x 5'3" (1.68m x 1.62m)

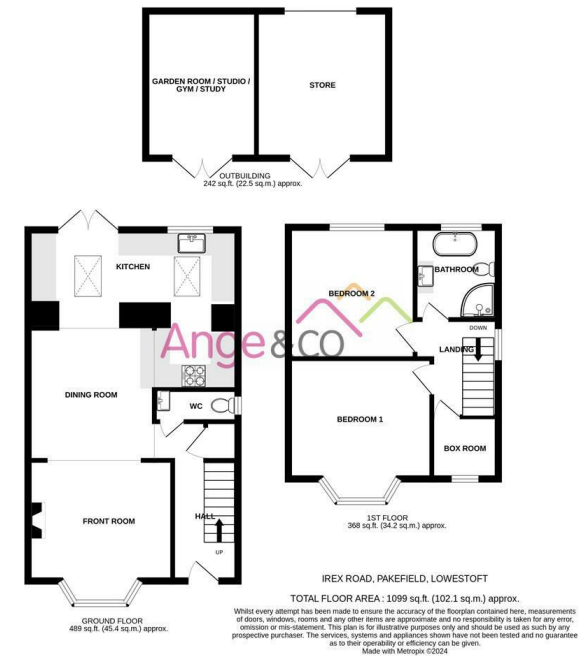
Fitted carpet, uPVC double glazed window, radiator and power points.

### BATHROOM

4 piece modern suite comprises a vanity unit with inset basin and courtesy mirror with lighting; WC, freestanding bath and separate corner cubicle with mains shower. Granite tiled flooring, opaque uPVC double glazed window and heated towel rail.

### OUTSIDE

Driveway provides off road parking for 2 vehicles; pedestrian access to the low maintenance South facing rear garden. Raised slate patio and artificial grass with raised flowerbeds and wood store. Outside lighting and water tap.



### GARAGE / MULTI-PURPOSE

Providing a multitude of purposes; GARAGE 3.65m x 3.32m (11'11" x 10'10") With an electric remote control roller door out to rear service road, this makes the perfect place to store the paddle boards, canoes & camping gear or perhaps the motorbike. Lighting, power points and double doors to the rear garden. GARDEN ROOM 3.37m x 2.77m (11'0" x 9'1") Insulated, lighting, TV, power points and double doors out to the rear garden.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

EPC - C