



Nightingale Road, Pakefield Suffolk, NR33 7AU

Offers Over £200,000

- NO CHAIN
- OPEN-PLAN
- uPVC DOUBLE GLAZING
- PAKEFIELD
- 2 BEDROOMS
- GAS CENTRAL HEATING
- ALL ON ONE LEVEL
- COURTYARD GARDENS
- VIEWING ESSENTIAL

With the East Coast's finest beach on your DOORSTEP... this UNIQUE property provides an OPPORTUNITY for life ALL ON ONE LEVEL in the HEART of PAKEFIELD...

Whether your main RESIDENCE or a HOLIDAY HOME... A VIEWING is RECOMMENDED...

Believed to have been an old DAIRY SHOP this 2 bed property is nestled in a thriving community just South of Lowestoft with local shops / eateries close by & public transport to the neighbouring towns of Lowestoft, Beccles, Southwold & further afield easily accessible.

'Dairy Cottage' comprises a side entrance, OPEN-PLAN living with lounge & kitchen; 2 separate bedrooms & bathroom. Courtyard garden captures the EAST COAST sunshine all day long - CALL TO VIEW 01502 576840.

ENTRANCE PORCH

Giving space and access to the rear courtyard and into the home; laminate flooring, covered radiator, wall lighting and power points.

INNER HALLWAY

With a built-in cupboard giving great storage; tiled flooring and doors to bedroom 2 and into the...

LOUNGE

3.77m x 3.27m (12'4" x 10'8")

Cosy yet open-plan living providing the place for every occasion; laminate flooring, uPVC double glazed window, radiator, TV and power points. Cast iron wood burner is a beautiful yet practical feature for the winter months.

KITCHEN

2.32m x 2.07m (7'7" x 6'9")

Modern yet rustic style; wall and base units with worktop and inset sink / drainer and integral appliances include an oven with electric hob and space / plumbing for your appliances. Laminate flooring, uPVC double glazed window and power points; gas central heating / domestic hot water combination boiler in situ.

BATHROOM

2.21m x 1.83m (7'3" x 6'0")

Modern yet classic white suite comprise a high cistern WC, pedestal basin and roll top bath. Wooden flooring, opaque uPVC double glazed window, heated towel radiator and extractor.

BEDROOM 1

3.09m x 2.50m (10'1" x 8'2")

Double bedroom overlooks the rear garden; this double bedroom has laminate flooring, uPVC double glazed window, radiator and power points.

BEDROOM 2

3.09m x 2.14m (10'1" x 7'0")

Laminate flooring, uPVC double glazed window, radiator and power points.

OUTSIDE

Low maintenance courtyards enjoy the East Coast sunshine all day long and gives the perfect place for alfresco living or opportunity should you wish for off-road parking. Large timber shed offers your external storage solution. No allocated parking, however, on road parking is available.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC RATING - TBC

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



NIGHTINGALE ROAD, PAKEFIELD, NR32 7AU
TOTAL FLOOR AREA - 447 sq.ft. (41.5 sq.m.) approx.
We are not liable for errors or omissions in this document. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product.