



Saxon Road, Pakefield, Lowestoft

GUIDE PRICE £260,000 - £270,000

- VERY CLOSE TO THE BEACH
- 2 RECEPTIONS
- 2 BEDROOMS
- NO CHAIN
- KITCHEN WITH UTILITY
- SOUTH FACING REAR GARDEN
- SEA VIEWS
- CLOAKROOM / WC
- OFF ROAD PARKING

Pakefield is a sought after village 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 on the Heritage Coast and the City of Norwich.

PORCH

Through the uPVC double glazed front door; tiled flooring, uPVC double glazed window and door to...

RECEPTION

3.64m x 4.02m (11'11" x 13'2")
Double aspect with uPVC double glazed window to the front and side of the home with views of Pakefield Church. Laminate flooring, radiator, power points and gas fire with decorative surround.

INNER HALLWAY

Stairs up to the first floor and door to...

RECEPTION 2

4.65m x 3.93m (15'3" x 12'10")
Currently utilised as the lounge; laminate flooring, uPVC double glazed window, radiator, TV and power points. Door to a handy under stairs cupboard, opening into the kitchen and uPVC double glazed door into...

SUN ROOM

Bijoux but certainly the place to enjoy the morning sun; laminate flooring, uPVC double glazed window, power points and large patio doors to the garden.

KITCHEN

2.78m x 2.26m (9'1" x 7'4")
Wall and base units with worktop, inset sink / drainer, oven with hob and extractor fan over. Vinyl flooring, single glazed windows, power points and door into...

UTILITY

3.07m x 2.23m (10'0" x 7'3")
Excellent extension to the home provides the place for the laundry and perhaps the dog! Vinyl flooring, uPVC double glazed window, tall radiator, power points and worktop that provides space / plumbing for an array of appliances; gas central heating / domestic combi boiler in situ.

CLOAKROOM / WC

Modern white suite comprises a WC and vanity unit with inset sink and courtesy mirror with lighting and shaver point. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to both bedrooms, bathroom and loft access in situ.

BEDROOM 1

3.77m x 3.60m (12'4" x 11'9")
Double bedroom with double aspect and views of Pakefield Church and the sea; fitted carpet, uPVC double glazed windows, radiator and power points.

BEDROOM 2

3.80m x 3.08m (12'5" x 10'1")
Another double bedroom also with views of Pakefield Church and the sea. Fitted carpet, uPVC double glazed window, radiator, power points and the over stair cupboard.

BATHROOM

Good size bathroom comprises a pedestal sink, WC and bath with electric shower over. Fitted carpet, opaque uPVC double glazed window and radiator.

OUTSIDE

Enclosed frontage with shingle and path to the front door, whilst the laid to lawn South facing rear garden has mature shrub borders and a patio area. Outside lighting, water tap and timber shed; 2 x pedestrian gates to the side and rear service road; concrete hardstanding provides off road parking or potential extension to the garden.

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