



## Florence Road, Pakefield, Lowestoft, Suffolk, NR33 7BY

£550,000

- PAKEFIELD
- SOUGHT AFTER LOCATION
- INDIVIDUALLY DESIGNED
- SPACIOUS
- 4 SEPARATE BEDROOMS
- KITCHEN / DINER
- 3 BATHROOMS
- ATTRACTIVE GARDENS
- VIEWING ESSENTIAL

RARE OPPORTUNITY to purchase this INDIVIDUALLY DESIGNED & BUILT detached property in the VERY SOUGHT AFTER area of Pakefield. In EXCELLENT condition throughout, this substantial HOME offers SPACIOUS living accommodation with 4 SEPARATE bedrooms, shower room, bathroom & ENSUITE to principal bedroom.

Set within a thriving community where every amenity is close by & our finest East Coast beach is just down the road, VIEWING IS ESSENTIAL to APPRECIATE what this HOME has to offer...



Council Tax Band: D



## RECEPTION

Spacious reception welcomes you home; Karndean flooring, uPVC double glazed window, radiator, power points, central suction socket for vacuum system and stairs up to the first floor.

## CLOAKROOM / WC

WC and basin; Karndean flooring and radiator.

## LOUNGE

7.15m x 4.49m (23'5" x 14'8")

Exceptional lounge allows everyone to gather; Karndean floor, uPVC double glazed windows, radiator, TV and power points. Central brick fireplace with oak mantle, cast iron wood burner, seating area with vaulted ceiling, sky light and uPVC French double doors out to the rear garden.

## DINING ROOM

4.34m x 4.29m (14'2" x 14'0")

Formal dining room has a double aspect to the front and side of the home; Karndean floor covering, radiator, power points and double doors into the reception.

## KITCHEN / BREAKFAST ROOM

5.33m x 3.04m max (17'5" x 9'11" max)

Style & sophistication; shaker style kitchen has an array of wall and base cupboards, Tri-Stone moulded worktops, under counter lighting, inset sink / drainer and integral appliances include dish washer, fridge, wine cooler, microwave and dual fuel range cooker with extractor fan over. Karndean flooring, uPVC double glazed windows, radiator and power point; door to...

## UTILITY ROOM

3.05m x 1.81m (10'0" x 5'11")

Base units with Tri-Stone moulded worktop, inset sink and integral washing machine; Karndean flooring, uPVC double glazed window, radiator and power points. Built-in cupboard provides storage for the consumer unit and water softener. Part uPVC double glazed door out to the rear garden and internal door into the garage.

## FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to bedrooms, bathroom, shower room and built-in cupboards give storage and house the hot water pressurised unit; loft access in situ with ladder and partially boarded.

## PRINCIPAL BEDROOM

5.49m x 5.25m (18'0" x 17'2")

Substantial double bedroom overlooks the front and side of the home; fitted carpet, uPVC double glazed window, radiators, TV / power points and built-in cupboards; door to...

## ENSUITE

White suite comprises a vanity unit with inset basin and courtesy mirror, WC and corner cubicle with mains shower; Karndean flooring, heated towel rail and extractor fan.

## BEDROOM 2

4.38m x 3.34m ( 14'4" x 10'11")

Good size double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator and TV / power points.

## SHOWER ROOM

White suite comprises a pedestal basin, WC and corner cubicle with mains shower. Karndean flooring, uPVC double glazed window, heated towel rail and extractor fan.

## BEDROOM 3

4.16m x 3.34m (13'7" x 10'11")

Another good size double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator and TV / power points.

## BEDROOM 4

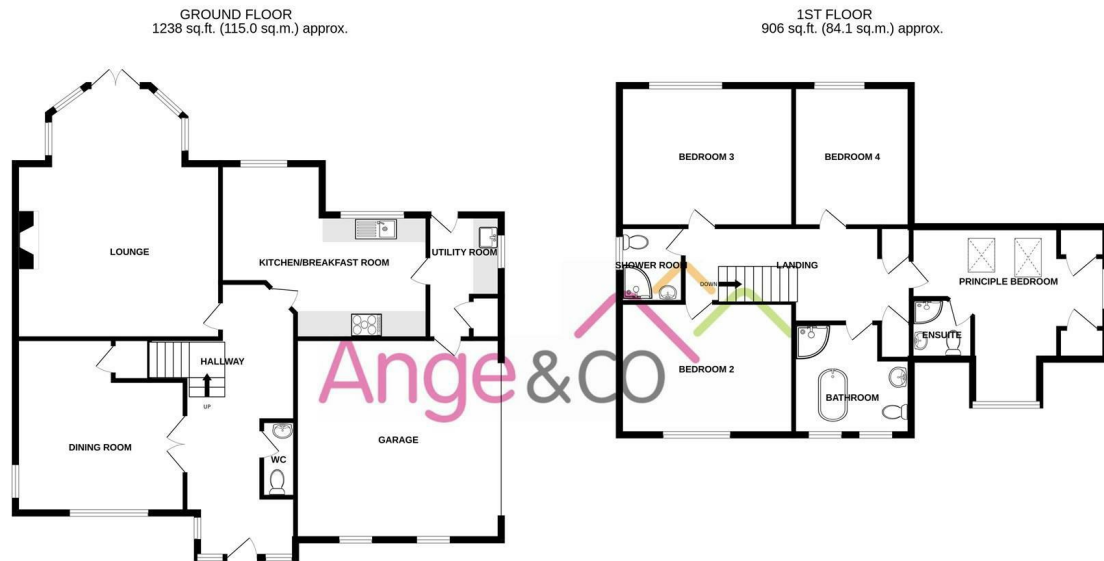
3.56m x 2.94m (11'8" x 9'7")

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

## BATHROOM

3.90m x 2.73m (12'9" x 8'11")

Classic Victorian white suite comprises a pedestal basin, high cistern WC, corner shower cubicle with mains shower and freestanding roll top bath with mixer tap. Karndean flooring, opaque uPVC double glazed windows and heated towel rail.



Ange & Co

FLORENCE ROAD, PAKEFIELD, NR33 7BY

TOTAL FLOOR AREA : 2144 sq.ft. (199.1 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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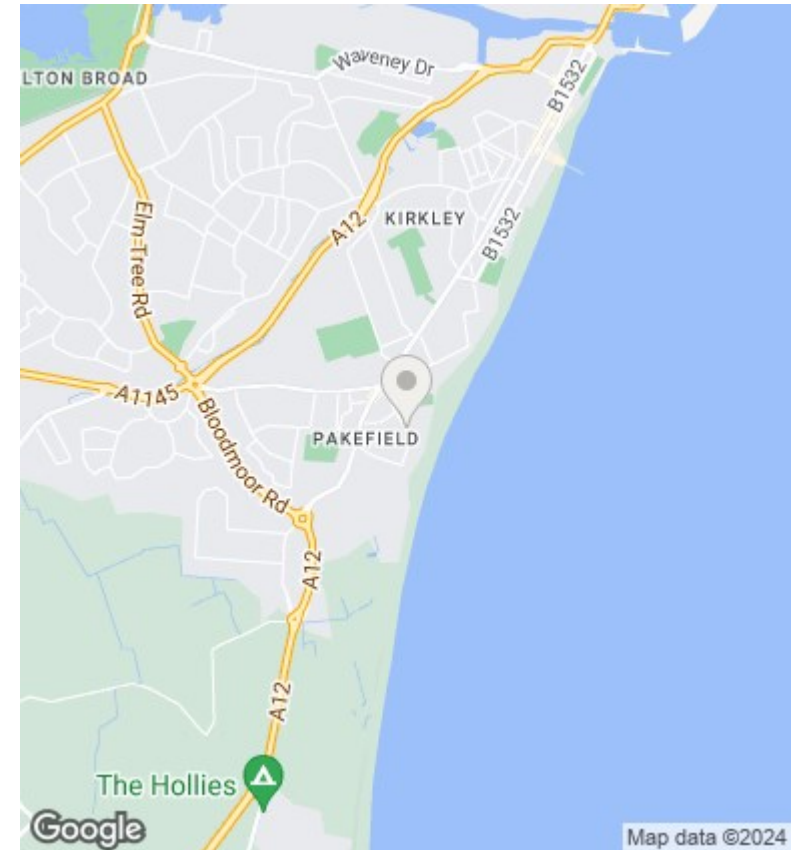
## OUTSIDE

Enclosed corner plot; low brick wall with wrought iron railings, attractive aggregate with various inset plants and shrubs. Driveway provides ample off road parking, accessed from Lyncroft Road. Enclosed South facing rear garden, with abundant plants, flowers and shrubs. Patio area with pizza oven and Summer House with power. Outside lighting, water tap and wood store; pedestrian gate to the...

## DOUBLE GARAGE

5.26m x 3.73m (17'3" x 12'2")

Oversized with electric remote control vehicular door, uPVC double glazed window, light, power points, gas central heating / domestic hot water boiler and the central vacuum system in situ; internal door into the utility of the home.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE - RATING D