



Pakefield Street, Pakefield, Lowestoft, Suffolk, NR33 0JS

£350,000

- HEART OF PAKEFIELD
- VERSATILE
- BATHROOM
- MUCH CHARACTER
- 3 RECEPTIONS
- uPVC DG & GCH
- WEALTH OF SPACE
- 4 BEDROOMS
- ENCLOSED GARDEN

A HOUSE of CHARACTER & OPPORUNITY provides a WEALTH of SPACE to be enjoyed...

East of the A12 & within touching distance of the golden sands of one of the finest East Coast beaches, this Victorian end of terrace HOME has been loved & lived in by the current owner's family for decades.

The property is neutrally decorated throughout with 3 receptions & 4 bedrooms that give a multitude of purposes yet space for you to be together or apart; the practicality & convenience of 2 WCs & the modern comforts of uPVC double glazing & gas central heating throughout are some of the MANY benefits of this HOME. Not forgetting the laid to lawn garden that offers a well-stocked, manicured & maintained haven. CALL TO VIEW 01502 576840



Council Tax Band: B



ENTRANCE HALLWAY

Fitted carpet, radiator, power points and stairs up to the first floor with under stair cupboard.

FRONT ROOM

4.07m x 3.86m (13'4" x 12'7")

At the front of the home with an opening into another reception room; fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in cupboards; gas fire in situ.

RECEPTION

3.78 x 3.76m (12'4" x 12'4")

Perhaps for formal dining: fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard.

BREAKFAST ROOM

3.21m x 3.19m (10'6" x 10'5")

Providing a multitude of purposes, the breakfast room has fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard houses the gas central heating / domestic hot water combination boiler.

INNER HALLWAY

Laminate flooring and access to the Cloakroom / WC and the...

KITCHEN

2.80m x 1.21m (9'2" x 3'11")

Wall and base units with worktop, inset sink / drainer, integral oven with electric hob and extractor fan over; space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, power points and part glazed door to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and loft access.

BEDROOM 1

4.29m x 3.96m (14'0" x 12'11")

Spacious double bedroom overlooks the front of the home; fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard.

BEDROOM 2

4.29m x 3.70m (14'0" x 12'1")

Double bedroom enjoys views of the rear garden; fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard.

BEDROOM 3

2.82m x 1.43m (9'3" x 4'8")

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

BEDROOM 4

1.70m x 1.71m (5'6" x 5'7")

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

BATHROOM

3.20m x 2.13m (10'5" x 6'11")

Spacious bathroom has a suite comprising a vanity unit with wall and base units, courtesy mirror and lighting; WC and bath. Tiled flooring, uPVC double glazed window and radiator.

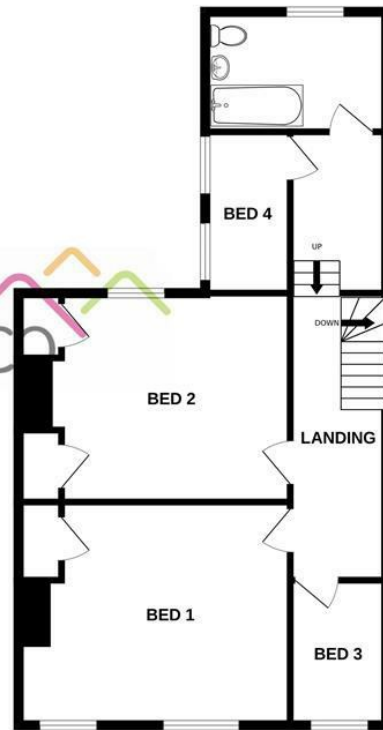
OUTSIDE

Mature garden is wonderfully maintained / manicured and enjoys an abundance of plants, flowers, shrubs and a variety of fruit trees. Courtyard area is paved whilst an enchanting pergola gives another seating option. Shed gives great storage; outside lighting, water tap and covered access to the front of the home.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



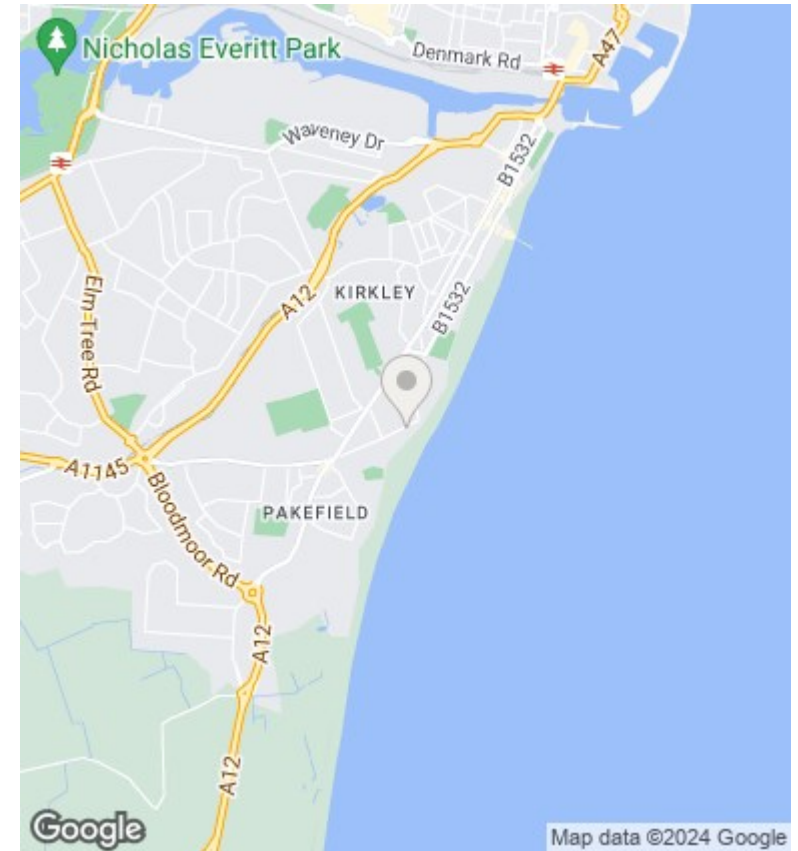
1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



PAKEFIELD STREET PAKEFIELD, LOWESTOFT, SUFFOLK, NR33 0JS

TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING D