



Morton Road, Pakefield, Lowestoft, Suffolk, NR33 0JH

£250,000

- PAKEFIELD
- OPEN-PLAN
- uPVC DG & GCH
- WELL PRESENTED
- CONSERVATORY
- LAID TO LAWN GARDEN
- 3 BEDROOMS
- 4 PIECE BATHROOM
- DRIVEWAY

Well-presented & with OPEN-PLAN living, this 3 bed HOME is EASY on the EYE & READY to MOVE INTO...

Set East of Pakefield, just South of Lowestoft; with one of the finest East Coast beaches on your doorstep, amenities within reach & the Suffolk countryside down the road.

ENTRANCE LOBBY

Laminate flooring, radiator, power points and stairs up to the first floor; door to the...

LOUNGE

4.44m x 3.88m (14'6" x 12'8")

Overlooking the front of the home and opening into the dining area; Karndean flooring, uPVC double glazed window, radiator, TV, power points and an under stair cupboard.

DINING AREA

2.90m x 2.53m (9'6" x 8'3")

Karndean flooring, radiator, power points and opening into the conservatory and the...

KITCHEN

2.76m x 2.25 (9'0" x 7'4")

Wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances; Karndean flooring, uPVC double glazed window, radiator, power points and the gas central heating / domestic hot water boiler in situ.

CONSERVATORY

4.32m x 3.57m (14'2" x 11'8")

Fantastic size reception; part brick with uPVC double glazed windows and polycarbonate roof. Tiled flooring, radiator, power points and double doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and an airing cupboard; loft access in situ.

BEDROOM 1

3.47m x 2.80m > 2.91m (11'4" x 9'2" > 9'6")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2

3.60m x 2.33m > 2.97m (11'9" x 7'7" > 9'8")

Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator and power points.

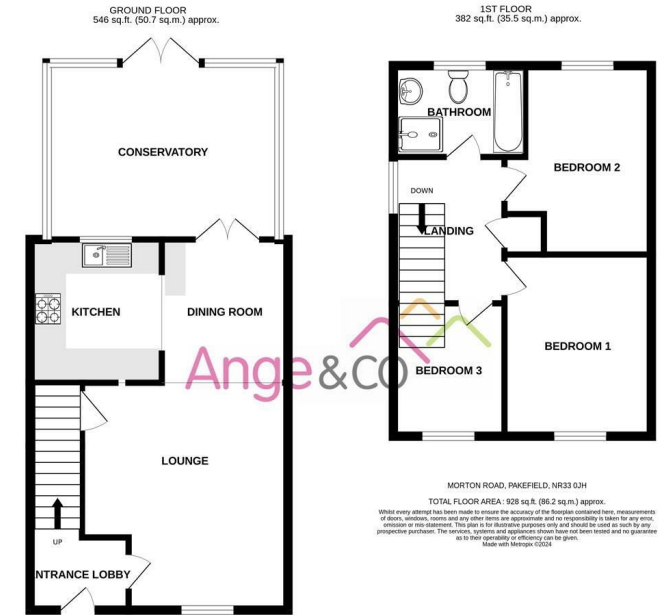
BEDROOM 3

2.55m x 2.03m (8'4" x 6'7")

Fitted carpet, uPVC double glazed window, radiator, power points and an over stair cupboard.

OUTSIDE

Low maintenance frontage with shingle and off road parking for one vehicle; single pedestrian gate to the laid to lawn rear garden with 2 patio areas. Outside lighting, water tap and timber shed.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING TBC

PREVIOUS planning permission for single storey side / extension for larger kitchen with side lobby and downstairs shower room.