



Dolphin Close, Pakefield, Lowestoft

£260,000

- RARE OPPORTUNITY
- 3 BEDROOMS
- SEPARATE UTILITY
- CUL-DE-SAC
- 2 RECEPTIONS
- WET ROOM & BATHROOM
- PAKEFIELD
- FITTED KITCHEN
- ATTRACTIVE GARDENS, PARKING & GARAGE

DESIRABLE CUL-IN-SAC in Pakefield offers a RARE OPPORTUNITY to purchase this 3 bed SEMI by the SEA. Located EAST of the A12, close proximity to our East Coast finest beaches & with local amenities on your doorstep. Presented in GOOD order throughout this property is READY TO MOVE INTO...

ENTRANCE HALL

With access to the lounge, kitchen / breakfast room and stairs up to the first floor.

LOUNGE 4.77m x 3.33m (15'7" x 10'11")

At the front of the home with double aspect looking out onto the cul-de-sac; fitted carpet, uPVC double glazed window, radiator, TV, power points and gas fire in situ.

KITCHEN / BREAKFAST ROOM 4.49m x 2.76m (14'8" x 9'0")

Fully fitted with integral appliances; wall and base units with worktop and breakfast bar. Inset sink / drainer and integral appliances include dishwasher, microwave and double wall oven with hob and extractor. Karndean flooring, radiator and power points; opening into the reception and under stairs storage that houses the consumer unit and meters.

RECEPTION 3.39m x 3.31m (11'1" x 10'10")

Excellent extension to the home gives additional space; Karndean flooring, uPVC double glazed window, radiator, wall lighting and power points. Part glazed door out to the rear garden and internal doors to the utility room and the...

SHOWER ROOM 2.08m x 1.23m (6'9" x 4'0")

Providing easy access with a suite comprising a vanity unit with inset basin, WC and walk-in shower. Tiled top to toe; vinyl flooring and extractor fan.

UTILITY ROOM 2.09m x 1.94m (6'10" x 6'4")

Handy addition gives space / plumbing for you chosen appliances and the gas central heating / domestic hot water boiler in situ. Fitted carpet, uPVC double glazed window and power points.

FIRST FLOOR - LANDING

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

BEDROOM 1 3.47m x 2.81m (11'4" x 9'2")

Double bedroom at the front of the home benefits built-in wardrobes, overhead cupboards and bedside cabinets. Fitted carpet, uPVC double glazed windows, radiator and power points.

BEDROOM 2 2.75m x 2.55m (9'0" x 8'4")

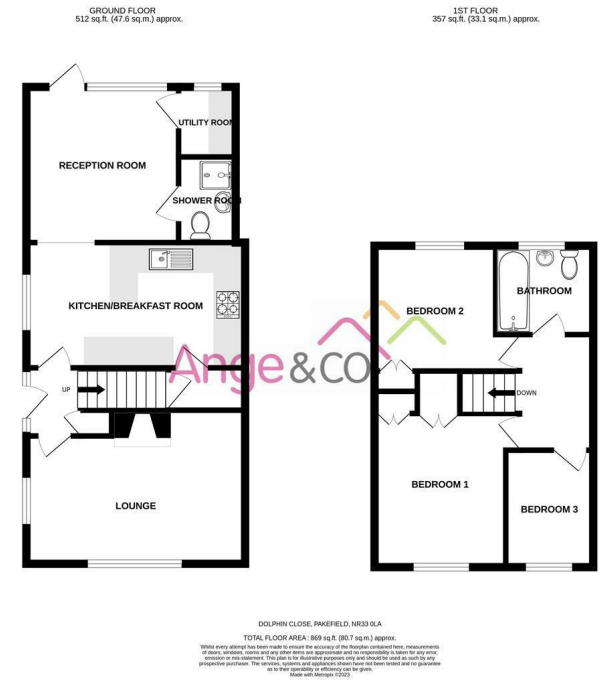
Overlooking the rear garden this bedroom also has built-in wardrobe, overhead cupboards and bedside cabinet. Fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 3 2.54m x 1.87m (8'3" x 6'1")

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

BATHROOM

Vanity unit with inset basin, WC and bath with electric shower. Karndean flooring. opaque uPVC double glazed window and heated towel rail.



OUTSIDE

Laid to lawn frontage with pedestrian path to the property and the low maintenance rear garden that is predominately paved. Outside lighting, water tap and timber shed. Oversized GARAGE 5.15m x 2.73m (16'10" x 8'11") in block with up and over vehicular door and parking in front.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING C