



Pakefield, Suffolk

Guide Price £725,000

- Conservation Area
- Three Reception Rooms
- Utility & Cloakroom
- EPC - D
- 1/4 Acre of Secluded Gardens
- Kitchen/Breakfast Room
- Immaculately Presented
- Elegant Reception Hall
- Four Bedrooms, One with Ensuite
- Double Glazing & Gas Central Heating

Kirkley Park Road, Pakefield

Standing in a tree line road within the Conservation Area of the village of Pakefield, situated approximately one mile from the centre of the coastal town of Lowestoft. Pakefield is a sought after suburb, with a thriving community and a beach on its doorstep. The popular location benefits from a range of amenities including schools, public houses, shops and frequent buses to Southwold, Beccles, Norwich and Lowestoft, road and rail links are also easily accessed.



Council Tax Band: E



DESCRIPTION

A rare opportunity to acquire an imposing and well proportioned Victorian detached house, set in beautiful secluded gardens just a short walk from the sea front and beach. This elegant home is set back from the road behind a brick wall and horseshoe driveway, providing ample off-road parking and access to a detached garage. The accommodation is immaculately presented throughout, retaining great charm and character whilst having all the attributes of a high specification family home.

Arched double entrance doors open to an entrance lobby with a second set of double doors opening to the spacious reception hall, off which all the well proportioned principal rooms are accessed. Sitting & Drawing Rooms retain open fireplaces, moulded coved ceilings and picture rails. The stylish fitted kitchen has a full range of appliances and opens onto the raised paved terrace and garden. On the first floor an elegant landing leads to four spacious bedrooms, one with en-suite which includes a free standing bath and separate shower. A further shower room completes the accommodation. The gardens are a particular feature enjoying a westerly aspect with wide lawn bordered by a wealth of flowering plants, shrubs and mature trees. A raised paved terrace adjacent to the kitchen is ideal for alfresco dining. Within the garden stands a modern summer house, insulated and with power and lighting. At the bottom of the garden is an area set aside for vegetable beds, timber garden shed and green house.

ACCOMMODATION

Arched, panel glazed, double entrance doors open to:

ENTRANCE LOBBY

Panel glazed double doors open to:

RECEPTION HALL

Karndean black & white flooring. Archway over staircase rising to the first floor.

KITCHEN/BREAKFAST ROOM

Fitted with range of base and wall cupboards with polished stone work surfaces and upstands. Island incorporating breakfast bar. Integrated appliances include an induction hob set with the island and ceiling level extractor over, fridge/freezer, dishwasher and wine cooler. Sink unit with Quooker hot tap. Karndean black & white flooring, bay window and french doors opening to the terrace and garden.

SITTING ROOM

Bay window to front elevation. Open fireplace with inlaid decorative tiles, painted timber mantle and surround.

DRAWING ROOM

Bay window to front elevation. Open fireplace with polished stone mantle and surround.

DINING ROOM

Built in storage cupboards, large under stair cupboard. Window to rear elevation. Archway and step to:

SNUG

Window to rear elevation.

REAR LOBBY

Rear entrance door and window.

CLOAKROOM

Suite comprising hand basin and WC. Tongue & groove panelling.

UTILITY ROOM

Built in store cupboard. Work surface with plumbing for washing machine below. Window to rear.

FIRST FLOOR LANDING

Window to side elevation. Built in storage cupboards.

BEDROOM

Bay window to front elevation.

ENSUITE

White suite comprising free standing bath, shower cubicle, hand basin with storage cupboard below, WC. Window to front elevation. Door to landing.

BEDROOM

Bay window to front elevation.

BEDROOM

Windows to side elevation.

BEDROOM

Window to rear elevation.

BATHROOM

White suite comprising walk in shower cubicle, wall hung moulded hand basin with storage below and WC.

TENURE

Freehold.

OUTGOINGS

Council Band currently E. Further details can be obtained via East Suffolk Council.

AGENTS NOTE

Flick & Son are obliged to declare that the current owners have a personal connection to the business via either a relation/or employee.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20395/RDB.

FIXTURES & FITTINGS

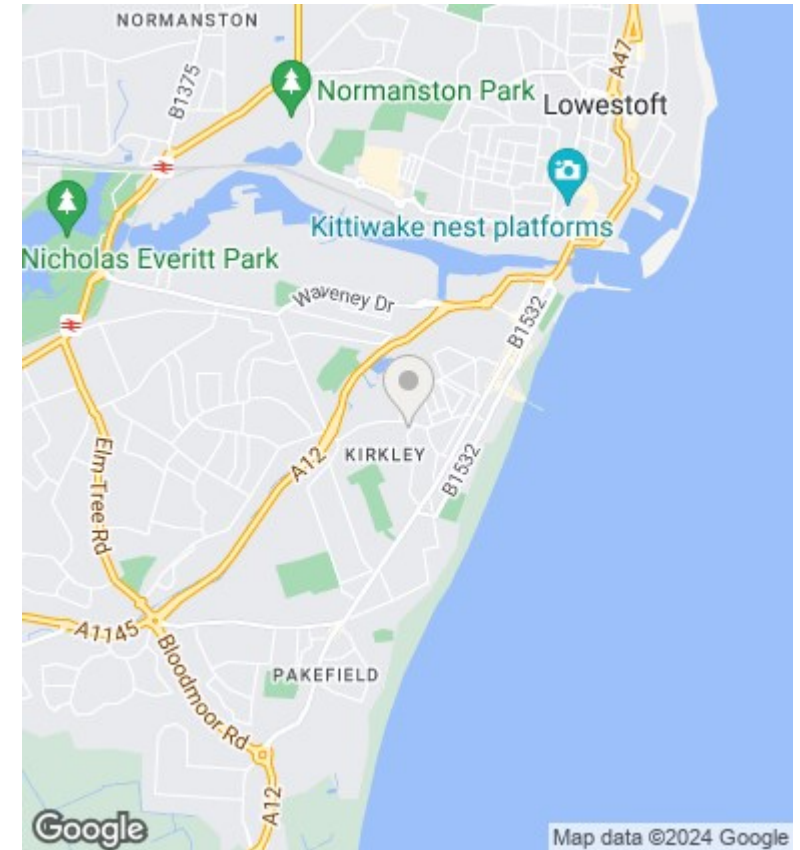
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TOTAL FLOOR AREA: 179.4 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com