

£240,000  
Asking Price



## The Avenue

Lowestoft, NR33 7LJ

- Ideal family home
- 3 Separate bedrooms
- Open plan living space
- Sought after Pakefield location
- Sizeable rear garden
- Driveway to the rear
- Ground floor WC
- Close to local amenities
- Separate entrance hall
- Great opportunity to put your own stamp on it

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**PAUL  
HUBBARD**





### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance Hall

Entrance door to the front aspect, solid wood flooring throughout, radiator, dado rail, carpeted stairs to the first floor landing and doors opening to an under stairs storage cupboard and main living area.

### Sitting Room

11'9" into bay x 9'10"

UPVC double glazed bay window to front aspect, wood effect laminate flooring throughout, radiator, cast iron log burner, feature stained glass window to the side aspect and an opening leading to the kitchen/diner.



### Kitchen/Diner

16'4" max x 10'9" max

An open plan layout with UPVC double glazed windows to the side aspect and rear aspect with door opening into the conservatory. Wood effect laminate flooring leading up to a tile laminate, part tile walls, radiator, units above and below, laminate work surfaces, stainless sink with drainer, extractor fan, space for appliances including a dishwasher and electric oven, door opening to the lobby.



### Conservatory

9'10" x 8'10"

UPVC double glazed door to the side aspect opening into the garden and windows surround, vinyl flooring throughout and an opening to the lobby.



### Lobby

5'6" x 2'11"

Vinyl flooring throughout, space for appliances including a washing machine and tumble dryer and door opening to a WC.

### WC

5'6" x 2'7"

Toilet with high level cistern and LVT flooring throughout.



### First Floor Landing

UPVC double glazed window to the side aspect, wood effect laminate flooring throughout, loft hatch, dado rail and doors opening to a built in storage cupboard, bathroom and bedrooms 1-3.

### Bathroom

5'10" x 5'6"

UPVC double glazed window to the front aspect, vinyl flooring throughout, radiator, tile walls, toilet, pedestal wash basin and bath with electric shower above.

### Bedroom 1

12'1" into bay x 9'10"

UPVC double glazed bay window to the front aspect, carpet flooring throughout and radiator.

### Bedroom 2

11'1" x 8'10"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, wall mounted gas boiler and doors opening to a built in cupboard.

### Bedroom 3

7'6" x 6'10"

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout and radiator.



### Outside

To the front of the property a level cast iron gate opens to a laid lawn garden with a shrubs, decorative shingle bed and concrete pathway leading up to a storm porch and timber gate opening to the rear garden.

To the rear of the property there is a 196ft long garden comprising of a laid lawn with feature pond, west facing with patio area, a selection of outbuildings, wood store and large gravel driveway with rear vehicle access.

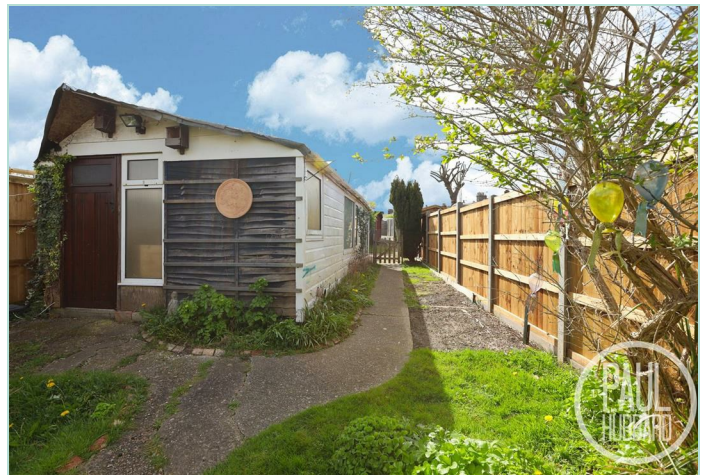
### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.





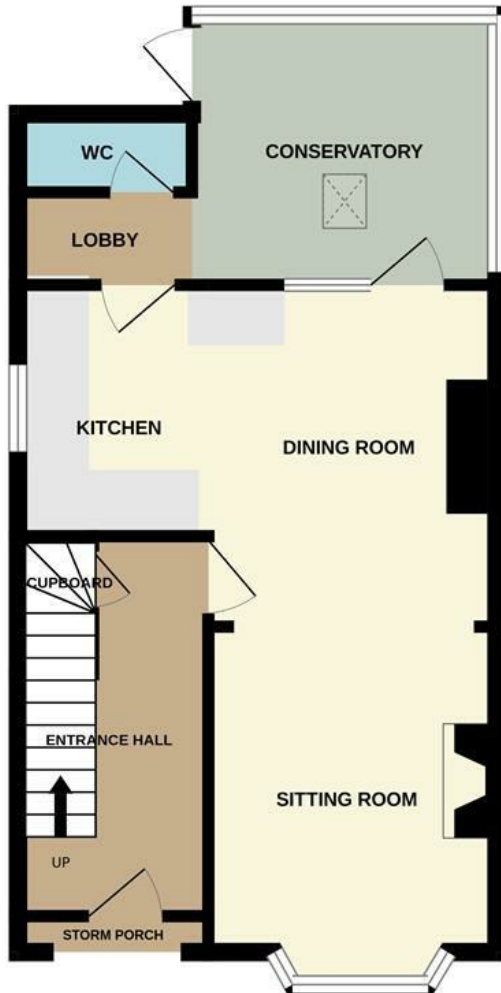




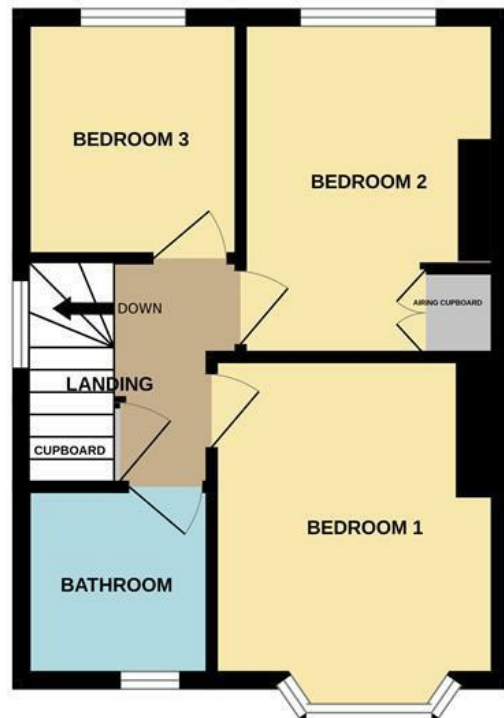


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



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TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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