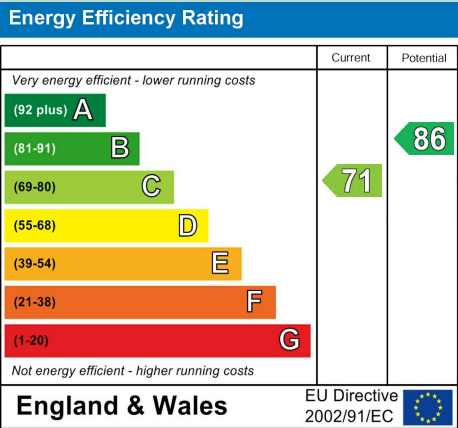


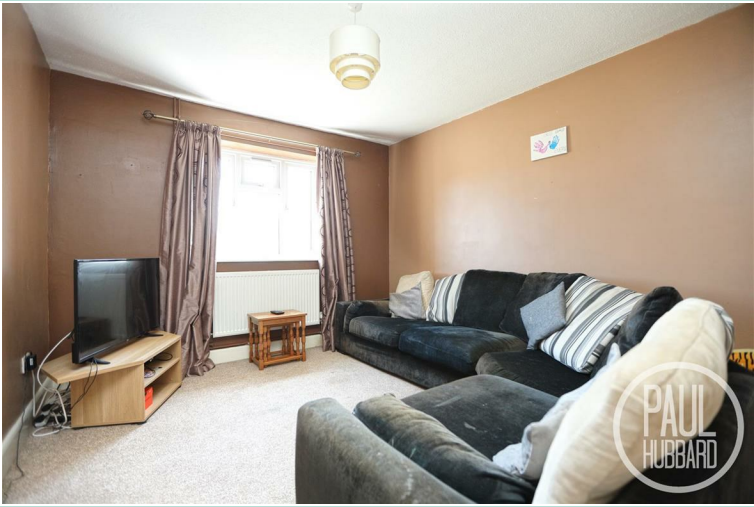
Tenure: Freehold
Council Tax Band: B
EPC Rating: C71
Local Authority: East Suffolk Council



KINGSTON CLOSE
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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Kingston Close , NR33 7DR

- 2 Double bedrooms
- Chain free
- Sought after Pakefield
- Off road parking
- Quiet cul de sac
- Garage with light and power
- Front and rear gardens
- Sizeable kitchen/breakfast room
- Semi-detached bungalow
- Gas central heating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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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

UPVC double glazed window and door to front aspect, carpet flooring throughout, radiator and doors opening to a bathroom, bedrooms 1-2, sitting room and kitchen/breakfast room .

Sitting Room

14'1" x 10'9"

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Kitchen/Breakfast Room

UPVC double glazed windows to the rear and side aspects, tile flooring throughout, part tile walls, loft hatch, units above and below, stainless steel sink with drainer, door opening to a built in cupboard, space for appliances including a washing machine and electric oven. Radiator and an opening to the lobby.

Lobby

4'11" x 4'7"

UPVC double glazed door to the rear aspect opening into the garden, tile flooring throughout, radiator and space for a fridge/freezer.

Bathroom

10'5" x 5'6"

UPVC double glazed window to the side aspect, part tile walls, tile flooring throughout, a heated towel rail, toilet, pedestal hand wash basin and bath with mains fed shower above.

Bedroom 1

13'1" x 10'9"

UPVC double glazed window to front aspect, carpet flooring throughout, radiator and space for double bed.

Bedroom 2

10'9" x 10'5" max

UPVC double glazed window to front aspect, carpet flooring throughout, radiator and space for double bed.

Outside

Garage (5.1m x 2.4m)

A brick built garage with electric roller door to the front aspect, UPVC double glazed window and door to the side aspect, light and power.

To the front of the property level cast iron gates open to a concrete driveway and shingle front garden with a selection of plants and shrubs. A timber gate opens up to the rear.

To the rear of the property a fully enclosed laid lawn garden with decked seating area, plant and shrub borders and a concrete pathway which leads up to the garage.

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.

