

£475,000
Offers In Excess Of



Irex Road

Pakefield, NR33 7BU

- Oasis of Lowestoft
- Open plan living area
- Executive family home
- Moments walk to Pakefield beach
- 4 bedrooms
- Off road parking for multiple vehicles
- Total floor space 150m²/1615sqft
- Bedroom with viewing snug
- Ideal for great local school catchment
- Bathroom and shower room

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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. 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 windows and entrance door to the front aspect, integral mat leading up to carpet flooring, radiator, stairs leading to the first floor landing, under stairs storage with space for appliance, solid wood doors opening to the main living area, bathroom, study room and bedroom 3.



Bathroom

8'2" max wide x 6'2" max

UPVC double glazed window to the rear aspect, tile flooring throughout, part tile walls, modern tall radiator, toilet, wall mounted vanity unit with inset wash basin and bath with mains fed shower above.

Bed 3

6'10" x 10'9" wide

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and opening to a built in storage area.



Study

10'9" wide max x 9'2"

UPVC double glazed window to the side aspect, door to the rear aspect opening into the sunroom, carpet flooring throughout, radiator and built in storage.

Sun room

8'6" x 12'1" wide

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



Main living area

29'10" wide max x 16'8" max long

A spacious open plan living space comprising of a kitchen/breakfast area and lounge/diner.



Kitchen/breakfast area

13'1" m x 8'6" wide

UPVC double glazed windows to the front and rear aspects, solid wood flooring throughout, x2 radiators, modern kitchen with a selection of units above and below, laminate work surfaces, part tile walls, stainless steel sink with drainer, extractor fan, 5 ring gas hob, integrated fridge/freezer, oven and grill. Breakfast bar with feature lights and space for a dishwasher.

Lounge/diner

18'8" wide max x 16'4" long

UPVC double glazed windows to the front, side and rear aspects with french doors opening to the garden, solid wood flooring leading up to carpet, x2 radiators, built in TV unit and electric fire.

First floor landing

Carpet flooring throughout, solid wood doors opening to the shower room and bedrooms 1-2.

Shower room

3'7" x 7'6" max wide

UPVC double glazed sash window to the side aspect, tile flooring throughout, toilet with hidden cistern, radiator, vanity unit with inset wash basin and mains fed shower.

Bed 1

14'1" max wide x 9'6"

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and an opening to the snug/dressing room.

Snug/dressing room

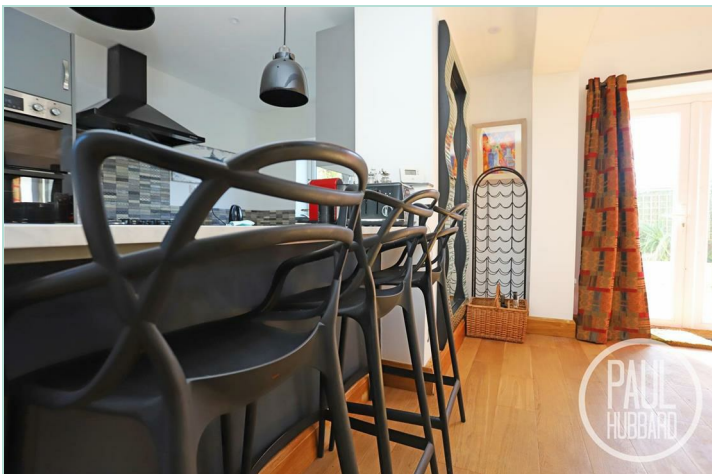
7'2" wide x 7'10"

Currently being used as a viewing snug but has the potential to be used as a dressing room, comprising of UPVC double glazed windows to the front and side aspects, feature stained glass window to the rear aspect, solid wood flooring throughout and an electric radiator.

Bed 2

9'6" x 11'9" wide

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and a hanging rail.







Outside

To the front of the property a shingle area provides additional off road parking along side a brick weave driveway which leads up to the garage, main entrance door, a raised laid lawn with sleeper borders and timber gate opening to the rear.

To the rear of the property a south facing concrete seating area with raised sleeper borders featuring a selection of plants and shrubs. All of which leads up to the garage and an additional shingle and brick weave area to the side aspect with purposefully built timber shed.



Garage

6.8m long x 4.3m wide

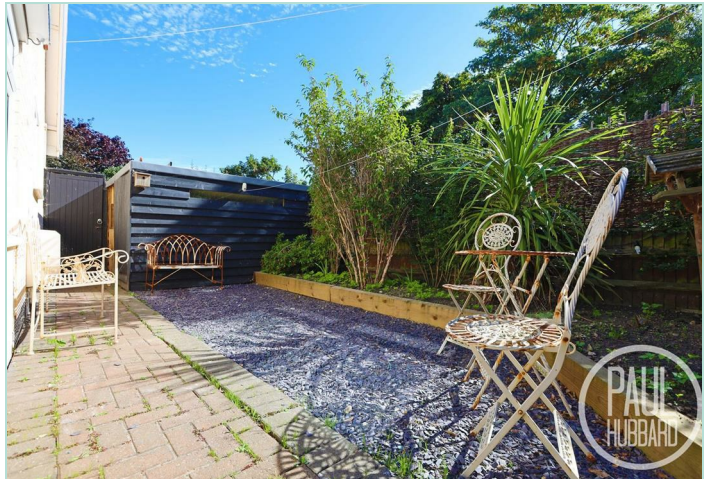
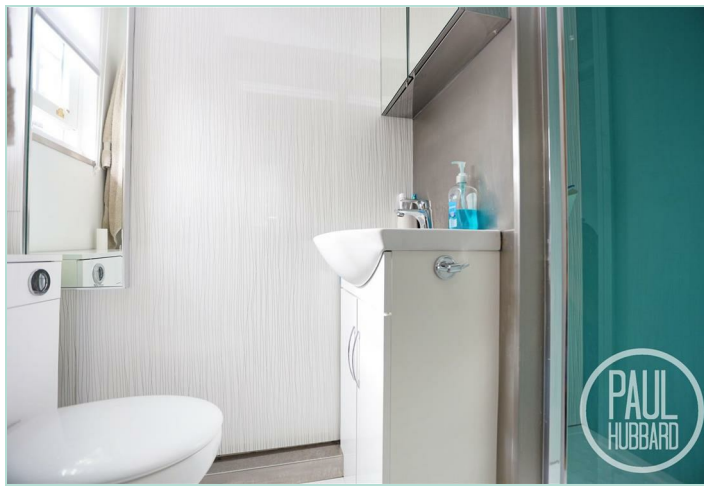
An adjoining garage with up and over door to the front aspect, UPVC double glazed windows and french doors to the rear aspect, light and power inside.

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.







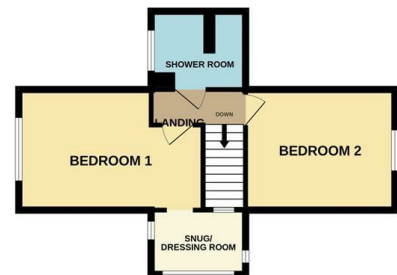
Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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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