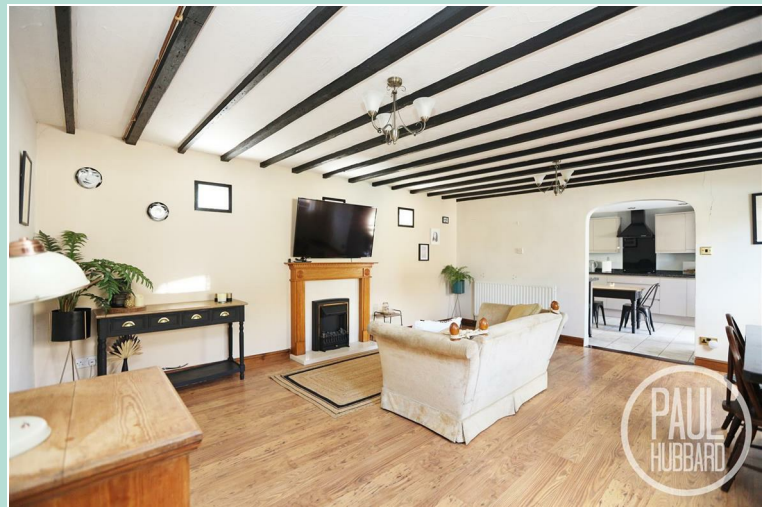
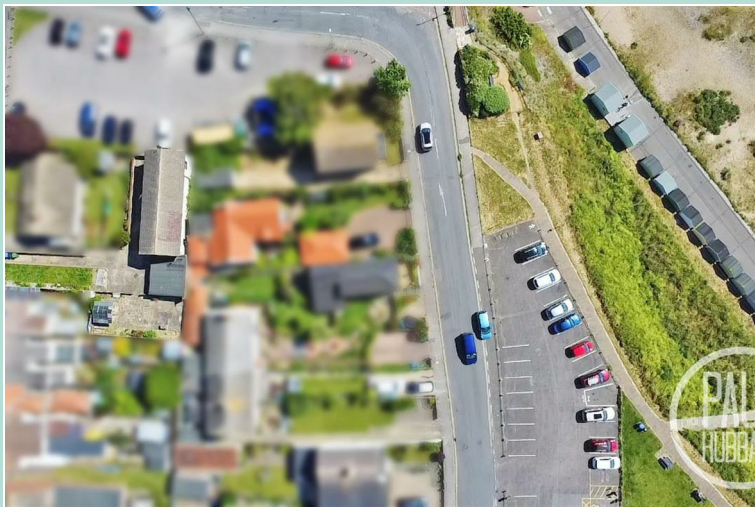


£385,000
Guide Price



St. Georges Road Pakefield, NR33 0JW

- Captivating coastal living
- A Pakefield Dream
- Stunning sea views
- 5 generous bedrooms
- Double garage
- Two road access with off road parking for multiple vehicles
- Rich and remarkable heritage
- No chain
- Versatile living spaces
- Expansive residence with incredible possibilities

e - info@paulhubbardonline.com

t - 01502 531218

**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

UPVC double glazed window and door to the front aspect, laminate flooring throughout, radiator, dado rail, stairs leading to the first floor landing and doors opening to a WC, sitting room, under-stairs storage cupboard and bedroom.



WC

6'6" x 3'11"

Laminate flooring throughout, toilet and vanity unit with inset wash basin.

Bedroom 5

16'4" x 8'2"

UPVC double glazed windows to the front and side aspects, laminate flooring throughout, radiator and a walk in electric shower.



Sitting room

18'8" x 15'8"

x2 UPVC double glazed windows to the front aspect, x3 feature windows to the rear aspect, laminate flooring throughout, x2 radiators, feature wooden beams, door opening to a built in cupboard housing the gas boiler, electric fire and an opening to the kitchen/breakfast room.

Kitchen/breakfast room

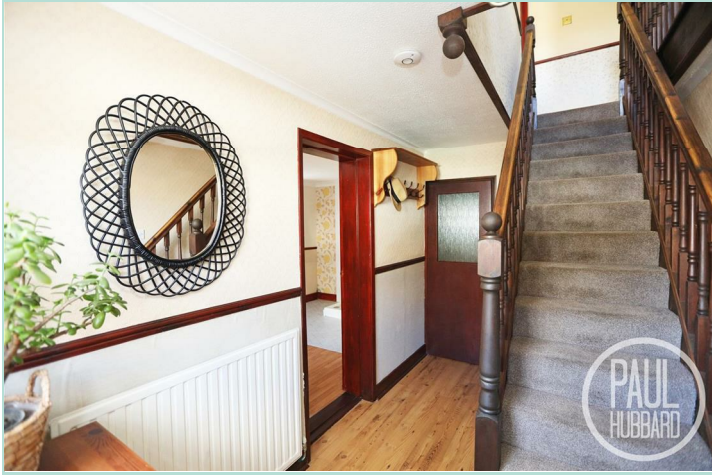
15'5" x 11'1"

UPVC double glazed door to the front aspect and window to the rear aspect, tile flooring throughout, door opening to a built in cupboard, units above and below, laminate work surfaces, radiator, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven and grill, washing machine and fridge freezer.



First floor landing

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail, radiator and doors opening to the bathroom and bedrooms 1-4.



Bathroom

6'6" x 5'2"

UPVC double glazed window to the side aspect, laminate flooring throughout, part tile walls, toilet, pedestal wash basin, radiator and a bath with wall mounted shower attachment above.

Bed 1/sitting room

16'8" x 12'1"

Currently being used as a sitting room but has the potential to be used as an additional bedroom, comprising of x2 UPVC double glazed windows, boasting sea views to the rear, carpet flooring throughout, x2 radiators and an electric fire.



Bedroom 2

12'5" x 10'2"

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

Bedroom 3

12'5" x 9'2"

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail, loft hatch and a radiator.



Bedroom 4

12'5" max x 8'6" max

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a built in bed frame with storage below.

Outside

To the front of the property a level timber gate opens to one of 2 entry points with the second being located to the side aspect, both with a concrete driveway/pathway which leads up to the main entrance doors, x2 garages, an brick built external WC, laid lawn front garden and patio garden to the side aspect which has a timber summerhouse.

Agent note

This property has right of way access across the public car park located to the left hand side.

Financial services

Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for you. Why not call or email in today to arrange your free, no obligation quote.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
 752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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