

£375,000
Asking Price



Witney Green

Pakefield, NR33 7AP

- RENOVATED THROUGHOUT
- SIZABLE DETACHED CHALET BUNGALOW
- LIFE ON TWO LEVELS
- SOUGHT AFTER PAKEFIELD LOCATION
- FANTASTIC LOCATION FOR THE BEACH
- OPEN PLAN LIVING
- UP AND DOWNSTAIRS BEDROOMS
- SPACIOUS DRIVEWAY
- GOOD SIZED UTILITY ROOM
- AVAILABLE FOR QUICK PURCHASE





Location

This 4 bedroom detached chalet bungalow is situated in a cul de sac within the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking 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

Door to the front aspect, vinyl flooring throughout, storage space and door opening to the kitchen/main living area.

Kitchen Area

18'0" max x 9'6"

An open plan layout to the dining/study area with UPVC double glazed window to the front aspect, vinyl flooring throughout, a newly fitted kitchen comprising of a units above and below, laminate work surfaces, extractor fan, 4 ring ceramic hob, stainless steel sink with drainer, integrated dishwasher, oven and grill.

Living Area: Diner/Study

32'1" max x 24'7" max

A spacious open plan reception area which could be used for a dining and study area, with UPVC double glazed window to the rear aspect and French doors to the front aspect opening into the front garden, carpet flooring throughout, x2 radiators, stairs leading to the first floor landing and doors opening to the family bathroom, bedrooms 3-4, utility room and sitting room.

Utility

8'2" x 7'2"

UPVC double glazed window to the rear aspect, vinyl flooring throughout, loft hatch leading to loft space, door opening to the garage, wall mounted gas boiler, laminate work surfaces with space below for appliances including a washing machine, tumble dryer and fridge/freezer.

Garage

11'1" x 8'2"

UPVC double glazed window to the side aspect, electric up and over door to the front aspect.

Sitting Room

16'8" x 13'9" into bay

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

Bathroom

9'2" x 4'11"

UPVC double glazed window to the front aspect, tile flooring throughout, part tile walls, corner bath, toilet and a vanity unit with inset wash basin.





Bedroom 3

13'5" max x 11'9"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, space for double bed and doors opening to a storage cupboard/ensuite and built in wardrobe and drawers.

Cupboard/Ensuite

8'6" x 3'3"

A room currently being used as a storage cupboard but has the opportunity to be converted into a en-suite, fitted with amenities for water, drainage and heating system.

Bedroom 4

11'9" x 7'10" max

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

First Floor Landing

Carpet flooring throughout, spotlights, doors opening to a WC and bedrooms 1-2.

WC

8'10" x 4'11"

Fitted with amenities for water, drainage and heating system.

Bedroom 1

15'8" max x 13'5"

Velux window to the rear aspect, carpet flooring throughout and space for a double bed.

Bedroom 2

15'5" max x 13'5"

Velux window to the rear aspect, carpet flooring throughout, space for a double bed and hatch to loft space.

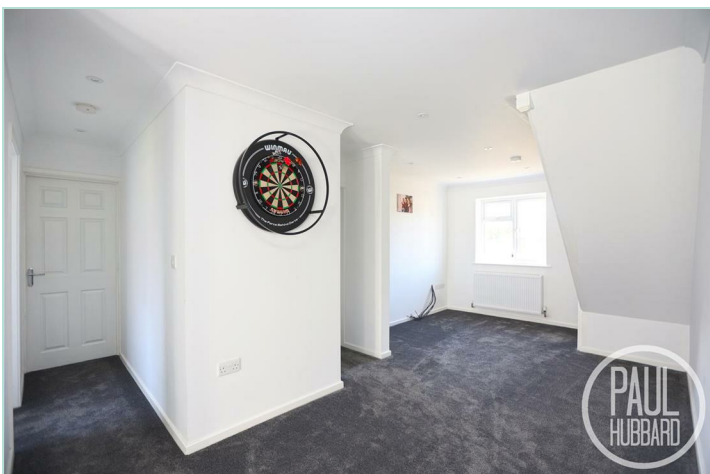
Outside

To the front of the property a pebbled driveway with off road parking for multiple vehicles which leads up to the main entrance door, garage and timber gate to a fully enclosed laid lawn front garden with timber shed.

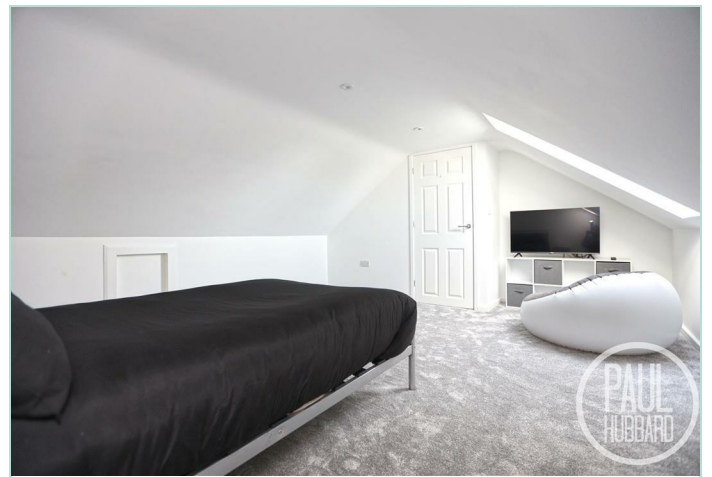
To the rear of the property a south west facing laid lawn garden.

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.







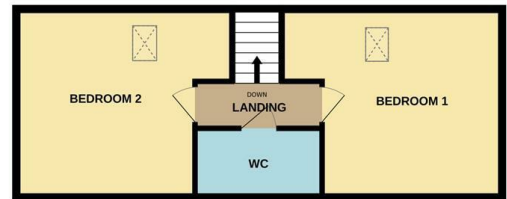
Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D68
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
 468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1712 sq.ft. (159.0 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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