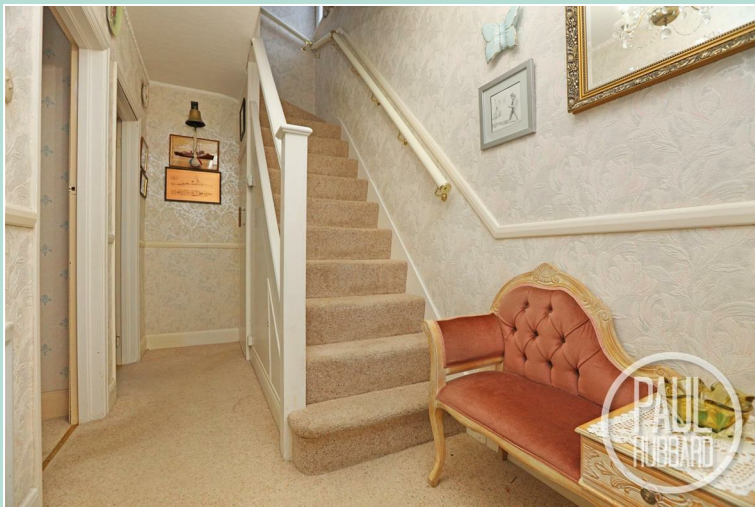


£290,000
Offers In Excess Of



Nightingale Road

Lowestoft, NR33 7AU

- STUNNING SEA VIEWS OVER PAKEFIELD BEACH
- STONES THROW FROM THE BEACH
- SOUGHT AFTER PAKEFIELD LOCATION
- 2 BEDROOMS, POTENTIAL TO GO BACK TO 3 BEDROOMS
- OFF ROAD PARKING
- PERIOD FEATURES
- SOUTH EAST FACING GARDEN
- CLOSE TO AMENITIES AND BUS ROUTES
- OPPORTUNITY TO PUT YOUR OWN STAMP ON
- DO NOT MISS SUCH A RARE OPPORTUNITY!





Location

Situated just a stones throw from the beach in 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.

Porch

1.60m max x 1.45m max

UPVC double glazed windows to the side aspects and French doors to the front aspect, tile carpet flooring throughout and a stained glass door to the rear aspect opening into the entrance hall.

Entrance hall

Carpet flooring throughout, radiator, dado rail, stairs to the first floor landing and doors opening to an under stairs WC, bedroom 1 and kitchen/diner.

Bedroom 1

3.00m into wardrobe x 3.85m into bay

UPVC double glazed bay window to the front aspect, carpet flooring throughout, radiator and doors opening to x2 built in wardrobes.

WC

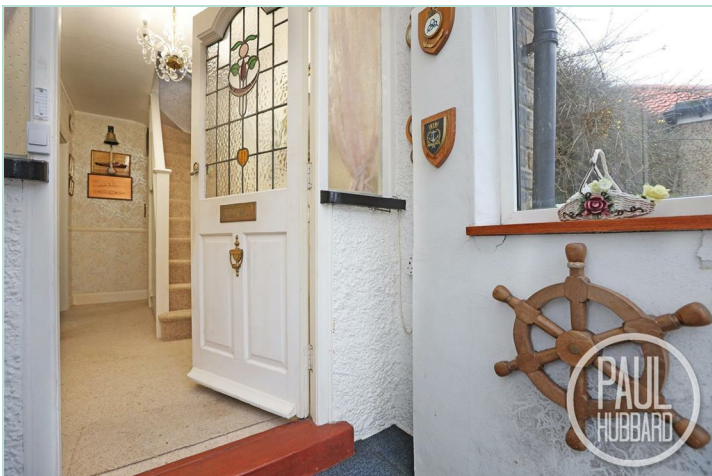
1.64m x 0.70m

UPVC double glazed window to the side aspect, vinyl flooring throughout, wall mounted gas combi boiler and a toilet.

Kitchen/Diner

4.68m x 3.32m

Doors to the rear aspect opening into the conservatory/utility, carpet flooring leading up to vinyl, radiator, electric fire within a brick surround and a kitchen area with units above and below, part tile walls, laminate work surfaces, ceramic sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven and fridge.





Conservatory/Utility Room

4.68m max x 2.30m

UPVC double glazed French doors to the rear aspect opening into the garden, additional door to the side aspect and windows surround benefitting from stunning sea views, vinyl flooring throughout, radiator, units above and below with laminate work surface and space below for a washing machine and tumble dryer.

First floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, dado rail, loft hatch and doors opening to the bathroom, sitting room and bedroom 2.



Bathroom

1.86m x 1.82m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, part tile walls, toilet, pedestal wash basin and a bath with handheld shower attachment above.

Sitting room

7.28m into bay x 2.87m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, x2 radiators and sliding doors to the rear aspect opening onto a balcony benefitting from stunning sea views.



Bedroom 2

2.35m x 1.85m

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

Outside

To the front of the property a brick weave driveway with off road parking and a level timber gate with patio pathway to a front garden, the main entrance door and timber gate opening to the rear.

To the rear of the property a patio leads up to a timber shed and a south east 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.







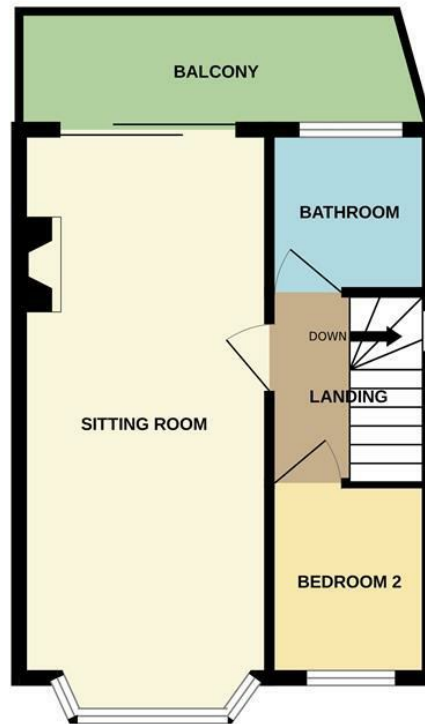
Tenure: Freehold
 Council Tax Band: C
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
 436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
 320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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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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