

£495,000  
Asking Price



## Stradbroke Road Pakefield, NR33 7HT

- Ideal detached family home
- Popular Pakefield location
- Walking distance to local amenities and the beach
- 5 Double bedrooms
- Off road parking for multiple vehicles
- Full ownership solar panels
- Utility room
- Shower room and bathroom
- Full of character
- Spacious throughout





### Location

This 5 bedroom detached family home is nestled in the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed within walking distance to an award-winning sandy beach, 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.



### Kitchen/Breakfast Room

3.33m x 4.76m

UPVC double glazed window and entrance door to the front aspect, LVT flooring throughout, a radiator, part tile walls, door to the dining room, a selection of units above and below, laminate work surfaces, composite sink with drainer, extractor fan, 4 ring induction hob, integrated double oven and grill, space for appliances including a dishwasher and fridge/freezer.

### Dining Room

3.20m x 4.77m max

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, dado rail, exposed brick feature fireplace, stairs to the first floor landing, an opening to the hallway and door opening to the utility room.



### Utility Room

2.44m x 3.20m

UPVC double glazed window to the side aspect, LVT flooring throughout, wall mounted gas boiler, feature window and doors to the the lobby and x2 good size built in storage cupboards. A Laminate work-surface with base units below, stainless steel sink with drainer and space for a washing machine and dishwasher.

### Lobby

1.77m x 3.06m max

UPVC double glazed windows to the side and rear aspects with door opening into the garden, LVT flooring throughout and doors to a built in cupboard and the shower room.



### Shower Room

1.71m x 1.74m

UPVC double glazed window to the rear aspect, LVT flooring throughout, part tile walls, heated towel rail, vanity unit with inset hand wash basin, toilet and a walk in power shower behind a glass screen.



### Hallway

Carpet flooring throughout, under-stairs storage space, stairs to a secondary landing and doors to the sitting room and home study/bedroom 5.

### Sitting Room

4.41m x 4.26m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, picture rail, feature beams, a door to an under stairs storage cupboard, cast iron duel burner within an exposed brick surround and x2 openings to the garden room.



### Garden Room

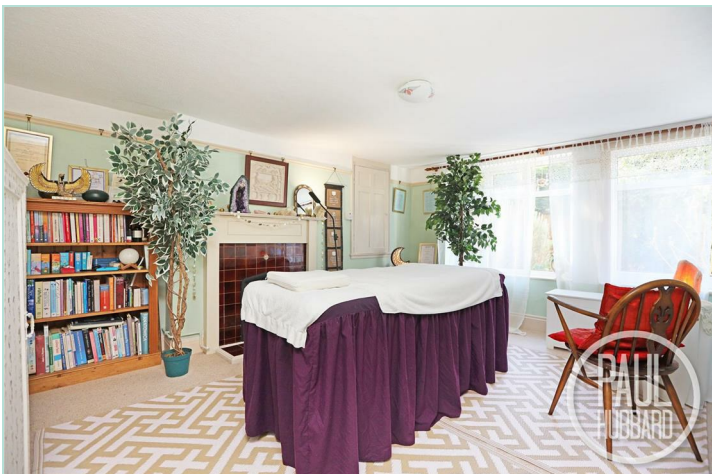
1.84m x 4.09m

UPVC double glazed windows to the side aspect and rear aspects with French doors opening to the garden, carpet flooring throughout and a radiator.

### Home Study/Bedroom 5

3.43m max x 4.26m

Currently being used as a study but has the potential to be used as a 5th bedroom, comprising of UPVC double glazed windows to the side aspect, carpet flooring throughout, a radiator, picture rail, original period feature fireplace and a door opening to a cupboard housing the fuse board.



### Main Landing

Velux window, carpet flooring throughout, dado rail, loft hatch, doors opening to the family bathroom, built in cupboard, bedrooms 3-4, opening to an office space and a step leading down to access to bedrooms 1 and 2.

### Office

1.56m x 1.54m

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

### Bathroom

2.36m x 3.07m

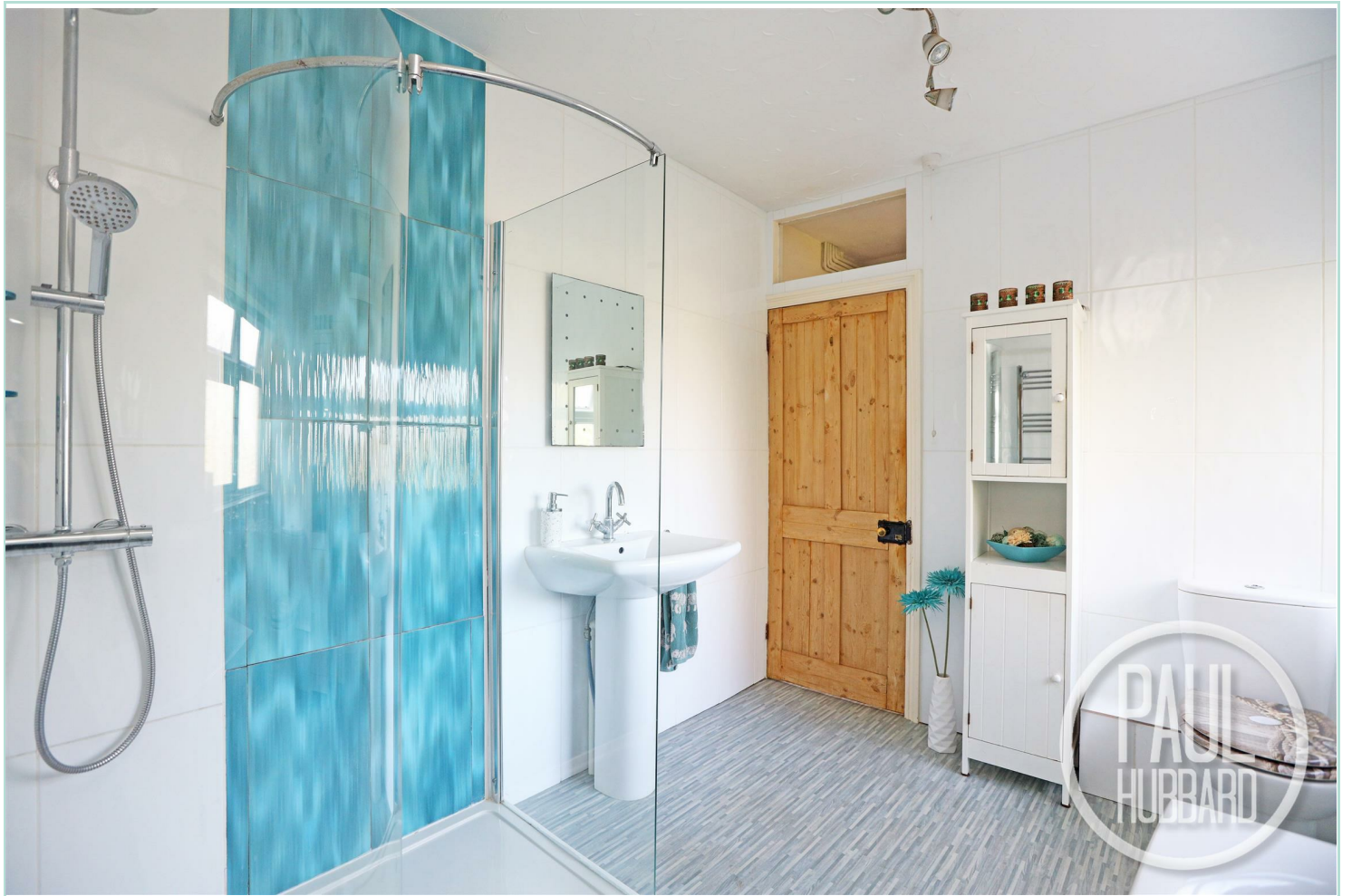
UPVC double glazed window to the rear aspect, vinyl flooring throughout, tiled walls, heated towel rail, toilet, pedestal hand wash basin, bath with handheld attachment and a power shower with rainfall head and a glass shower screen.



### Bedroom 1

4.30m x 4.20m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, loft hatch and door opening to a secondary landing with window to the side aspect and door to bedroom 2.





### Bedroom 2

3.52m max x 4.20m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and additional door opening to the secondary landing.

### Bedroom 3

3.26m x 4.70m

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

### Bedroom 4

3.17m x 3.06m

UPVC double glazed window to the side aspect, laminate flooring throughout and a radiator.

### Outside

To the front of the property an ample, sweeping shingle driveway with off road parking for multiple vehicles which leads up to the main entrance door, x2 gates opening to the rear garden, a concrete pathway and laid lawn garden bordered with shrubs.

To the rear of the property a concrete pathway leads up to a laid lawn garden with a selection of mature trees and shrubs, access to the work shop, a newly fitted decked seating area and additional garden area to the side aspect.



### Agent Note

- Full ownership solar panels are located on the side of the property which benefit from around £500 worth of energy per year
- Some furniture is negotiable to stay at the property, please enquire for more information

### 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.







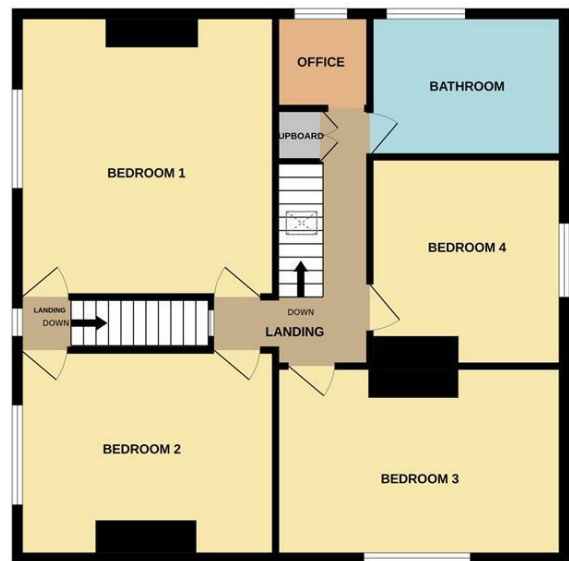
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

GROUND FLOOR  
 987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
 840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 1827 sq.ft. (169.7 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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