

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

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

**£290,000**  
 Asking Price



**Saxon Road**  
 Pakefield, NR33 7BS

- Semi detached family home
- Nestled in the heart of Pakefield
- 3 separate bedrooms
- Highly sought after location
- Walking distance to award winning beach
- Spacious lounge/diner
- Off road parking
- Integral garage
- Ground floor cloakroom
- Gas central heating



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





### Location

Discover 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

The entrance hall is open plan to the kitchen providing extra space. Comprises of; UPVC entrance door to the side aspect, laminate flooring, radiator, down lights, spacious storage cupboard, doors opening to the lounge/diner, cloakroom & the garage, stairs leading up to the first floor landing and an opening leads through to the kitchen.

### Kitchen

3.19 x 3.18  
Laminate flooring, UPVC double glazed window to the front aspect, down lights, units above & below, laminate work surfaces, tile splash backs, built in oven, electric hob & extractor hood, inset stainless steel 1.5 sink & drainer with mixer tap and space for a fridge freezer & washing machine.

### Cloakroom

1.95 x 0.92  
Laminate flooring, down lights, radiator, extractor fan, wall mounted gas combi boiler, toilet and a wash basin set into a vanity unit with a mixer tap.

### Garage

The garage is equipped with light, power, and an up & over door facing the front aspect. It is accessible from the house and includes a wall-mounted wash basin with hot & cold taps, along with space for a washing machine and tumble dryer.

### Lounge/ diner

6.31 max x 5.74 max  
A spacious open plan lounge/ diner comprising; Fitted carpet, timber frame window to the rear aspect, UPVC double glazed window to the side aspect, x3 radiators, under stair storage cupboard, spotlights, a door opens to the rear lobby and UPVC sliding doors open to the rear garden.

### Rear lobby

1.40 x 1.14  
UPVC double glazed window to the side aspect, timber frame window to the front aspect and a door opening out to the rear garden.

### Stairs leading to the first floor

Timber staircase leading to fitted carpet, loft access and doors opening to bedrooms 1-3 & the family bathroom.

### Bedroom 1

3.57 x 2.92  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

3.04 x 2.92  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 3

2.82 x 2.72  
Fitted carpet, UPVC double glazed window to the rear aspect, built in storage cupboards and a radiator.

### Bathroom

2.73 max x 2.02 max  
Laminate flooring, UPVC double glazed obscure window to the front aspect, part tiled walls, radiator, suite comprises a toilet, a pedestal wash basin with a mixer tap and a walk-in electric shower with a hand held attachment.

### Outside

At the front, a driveway offers ample off-road parking space which extends to the garage. A pathway leads around the side to the main entrance door and on the to rear garden.

The rear garden features a laid lawn, a decking area positioned in front of an open timber storage unit and is fully enclosed by a panel fence surround.

### 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.

