

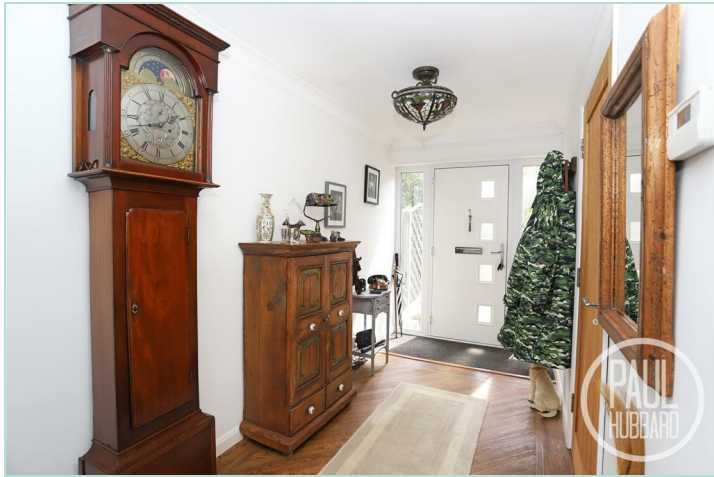
£390,000
Offers In Excess Of



Grand Avenue

Suffolk, NR33 7AR

- WELL PRESENTED DETACHED BUNGALOW
- SOUGHT AFTER PAKEFIELD LOCATION
- WALKING DISTANCE TO THE BEACH
- AMPLE PARKING & GARAGE
- THREE GOOD SIZE BEDROOMS
- IDEAL FOR BUS ROUTES
- SOUTH FACING GARDEN
- CHARACTER THROUGHOUT
- POTENTIAL FOR GARAGE CONVERSION
- IDEAL FOR PUBLIC TRANSPORT LINKS



LOCATION

Pakefield is a village located around 2 miles south of the centre of the town of Lowestoft in Suffolk, England.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. Pakefield is within catchment for various prestigious schools, ideally located for public transport links and the village is home to fantastic local restaurants and shops.



ENTRANCE HALL

Composite door and windows to front aspect, Karndean flooring throughout, radiator, doors opening into the integral garage, sitting room, bathroom, kitchen/diner, 2 x storage cupboards and bedrooms 1-3



SITTING ROOM

19'8" x 8'10"

UPVC double glazed full length window and sliding door to rear aspect opening into rear garden, Karndean flooring throughout, radiator, loft hatch with ladder and opening leading through to the kitchen/diner.

KITCHEN/DINER

24'11" x 11'2"

2 x UPVC double glazed window to front and side aspects with sliding UPVC double glazed door opening to the front garden. Karndean flooring throughout, radiator, units above and below work surfaces, integrated dishwasher, fridge, gas hob, extractor fan, oven and grill. Inset butler sink and door opening back through to the entrance hall.



BATHROOM

17'1" x 7'7" max

UPVC double glazed window to rear aspect, part tile walls, tile flooring throughout with underfloor heating, toilet and free standing roll top bath. Separate mains fed shower in glass enclosure and vanity sink inset within unit.



BEDROOM 1

15'5" max x 13'9"

UPVC double glazed window to front and side aspects, Karndean flooring throughout, radiator and opening to a dressing area.

BEDROOM 2

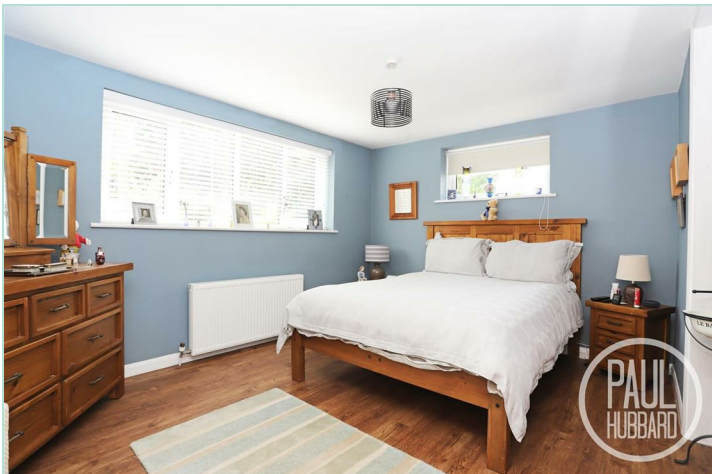
11'2" x 7'10"

UPVC double glazed window to front aspect, radiator and Karndean flooring throughout.

BEDROOM 3

10'10" max x 8'10"

UPVC double glazed window to front aspect, radiator and Karndean flooring throughout.



OUTSIDE

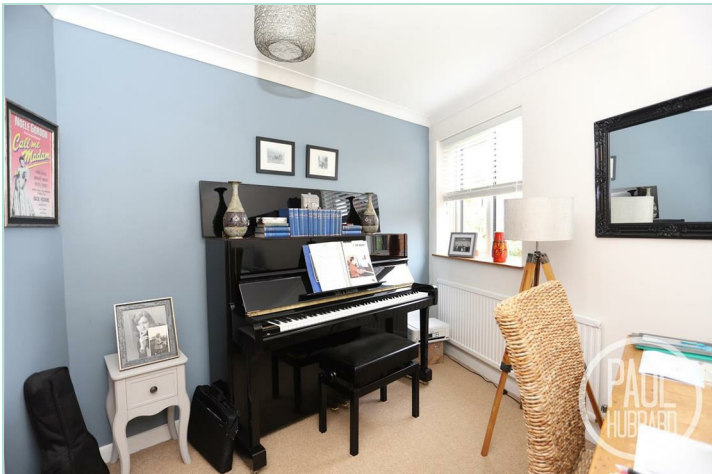
This beautiful corner plot sits within stable gates and opens to a shingle feature driveway with raised sleeper boarders, which offers parking for multiple vehicles and leads up to a timber gate opening to the rear, an integral garage and the main entrance door. An additional brick weave driveway resides in front of the property and gated access opens to a south facing laid lawn garden with feature flower border. Steps up to a raised decking seating area set within a panel fence surround and houses a timber summerhouse. A patio pathway to the side aspect leads to a gated laid lawn to the rear.

AGENT NOTE

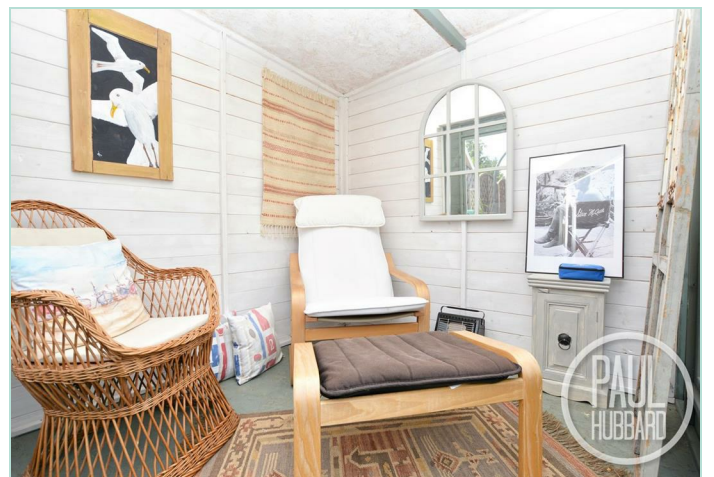
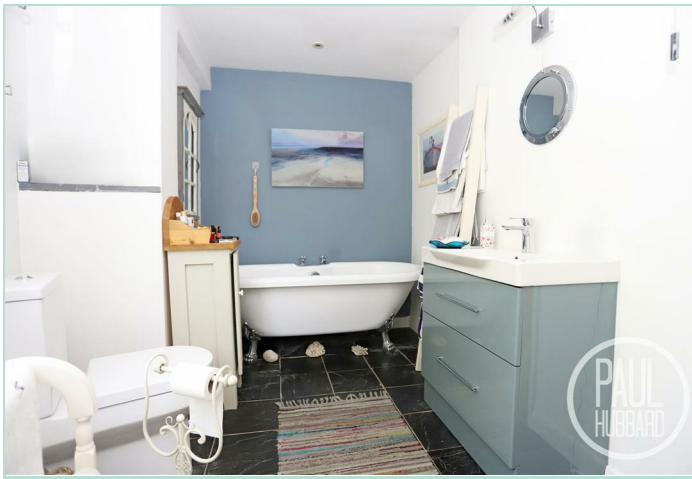
The property benefits from recently fitted gutters, fascia's and flat roof. Along with a full alarm system.

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.



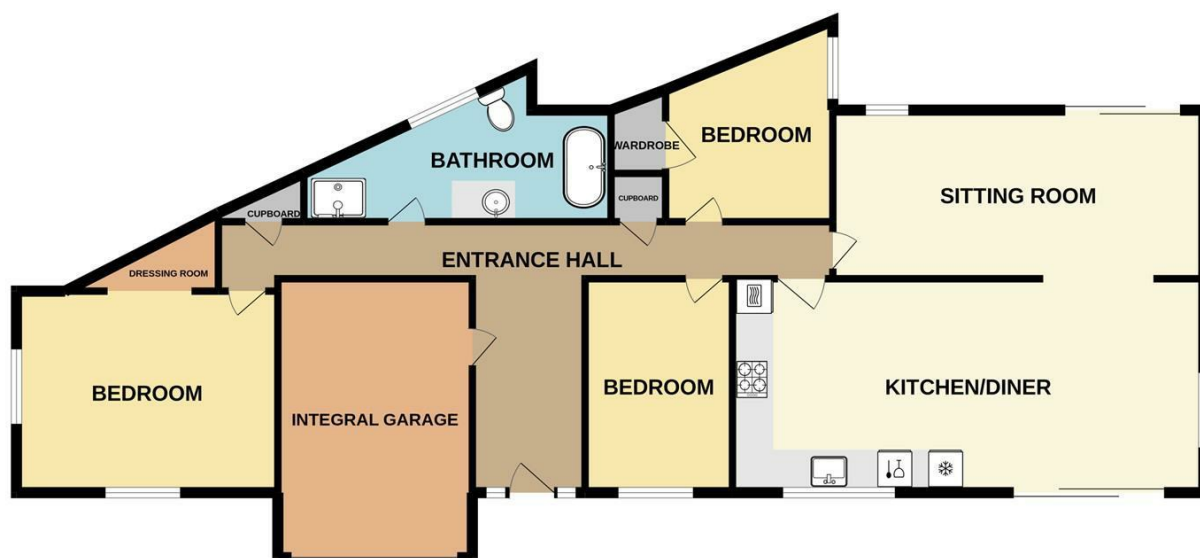




Tenure: Freehold
 Council Tax Band: D
 EPC Rating:
 Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

CANNONBRIDGE



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.
 Made with Metropix ©2022

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