

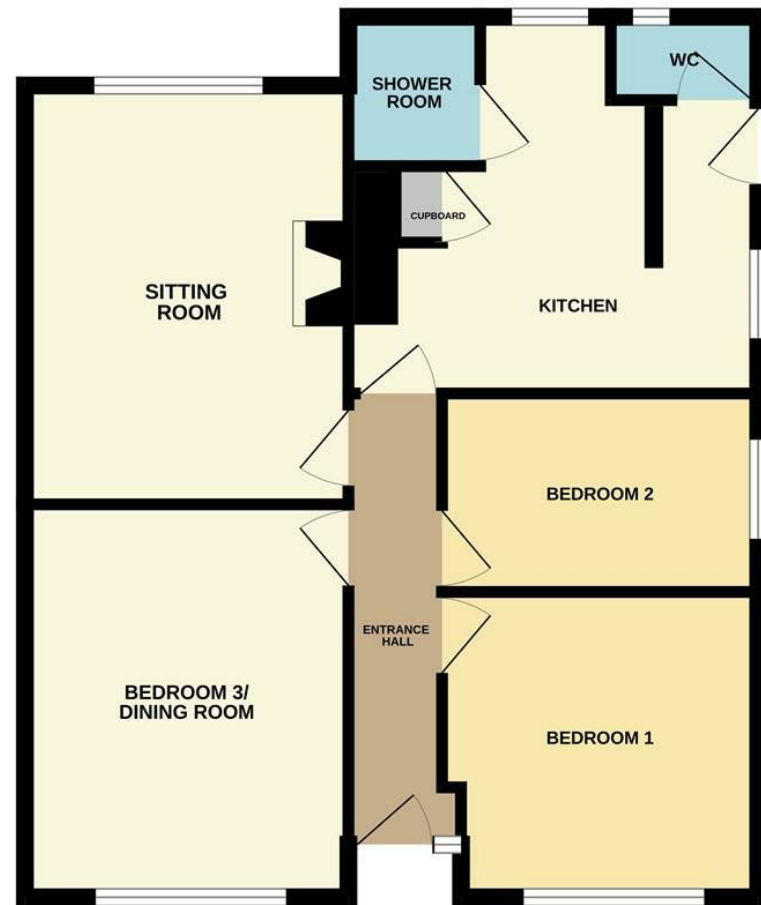
Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£200,000**  
 Offers In Excess Of



MERRIFIELD ROAD  
 663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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. Made with Metropix ©2024



**Merrifield Road**  
 Pakefield, NR33 7HB

- Chain free
- Well presented throughout
- 2/3 Bedrooms
- Popular Pakefield location
- Semi-detached bungalow
- Ample off road parking
- Close to local amenities
- Seperate entrance hall
- Sizeable rear garden
- A great opportunity to put your own stamp on it



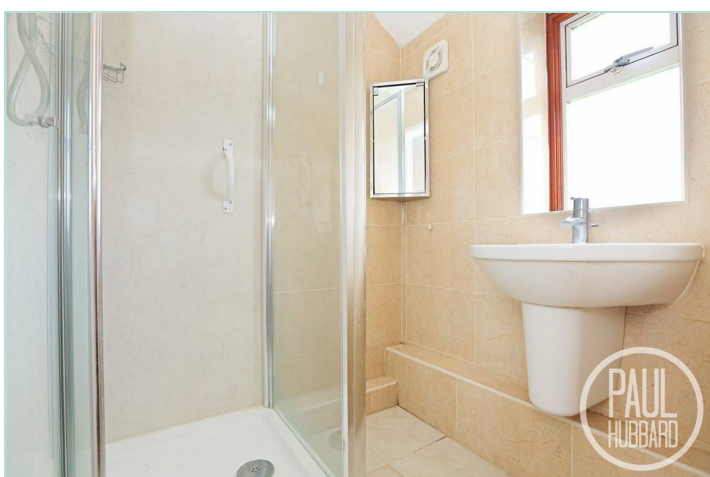
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This 2/3 bedroom semi-detached bungalow is situated in the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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

UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout and doors opening to the sitting room, kitchen, dining room/bedroom 3 and bedrooms 1-2.

### Bedroom 1

3.09m x 3.21m max

Double glazed window to the front aspect, exposed original flooring throughout and a storage heater.

### Bedroom 2

1.99m x 3.21m

Double glazed window to the side aspect, carpet original flooring throughout and a storage heater.

### Bedroom 3/Dining Room

3.98m x 3.27m

A sizeable room which has the potential to be used as a third bedroom or additional reception room, comprising of a double glazed window to the front aspect, carpet flooring throughout and a storage heater.

### Sitting Room

4.24m x 3.27m

Double glazed window to the rear aspect, carpet flooring throughout, storage heater and an electric fire within a brick surround.

### Kitchen

3.81m max x 4.24m max

x2 Double glazed windows to the rear and side aspects with door opening to the driveway, tile flooring throughout, loft hatch, storage heater, doors opening to the shower room and separate WC. A selection of units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven and space for appliances including a washing machine and fridge.

### Shower Room

1.51m x 1.35m

Double glazed obscure window to the rear aspect, tiled walls and flooring, wall mounted hand wash basin and electric shower enclosed within a glass cubicle.

### WC

0.82m x 1.49m

Double glazed obscure window to the rear aspect, tiled walls and flooring throughout, toilet and a storage heater.

### Outside

To the front of the property an easily maintained brick weave garden and driveway offering off road parking for multiple vehicles which leads up to the main entrance door, secondary entrance door to the side aspect and rear garden.

To the rear of the property a sizeable laid lawn garden with raised concrete and patio seating area's and brick weave pad housing a storage shed.

### 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.

