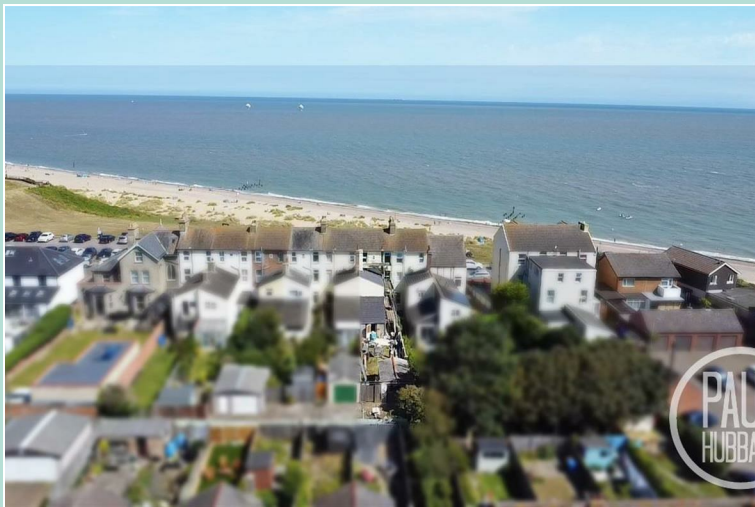


£350,000
Guide Price



Pakefield Road

Suffolk, NR33 0HX

- Bay fronted 3-story mid terrace home
- 5 double bedrooms
- Set in an extremely sought after area in Pakefield
- In the process of undergoing extensive renovation & ready to be completed by a savvy buyer
- West facing rear garden with garage
- Stunning direct sea views of Pakefield beach
- Open plan kitchen/ breakfast room
- Ground floor bathroom extension currently in progress
- Perfect for putting your own stamp on it
- Close to local amenities & shops





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

Timber door to the front aspect, radiator, exposed floorboards, under stair storage cupboard, stairs leading to the first floor landing and doors opening to the sitting room, dining room, study & kitchen/ breakfast room.

Sitting room

3.93m x 3.52m

Carpet flooring, UPVC bay window to the front aspect and a radiator.

Dining room

3.25m x 2.99m

New UPVC double glazed window to the rear aspect, exposed floorboards & brick walls.

Kitchen/ breakfast room

7.71m x 2.79m

X3 brand new UPVC double glazed windows to the side aspect, x2 radiators, exposed floor & brick walls, some walls partially re-plastered and doors opening to the garden & bathroom.

Bathroom/ utility/ study

1.80m x 2.87m

A newly built extension currently under development, originally designed as a bathroom but offering versatile potential as a study or utility room.

Stairs leading to the first floor landing

Exposed floor boards, opening to WC and bedroom 3, stairs leading to bedrooms 1-2 and second landing.

WC

0.89m x 1.20m

Newly fitted UPVC double glazed obscure window to the side aspect, exposed floors and brick walls, radiator and a toilet.

Bedroom 3

2.75m x 2.85m

Newly fitted UPVC double glazed window to the side aspect, exposed floors and brick walls, gas boiler, radiator, opening to the en-suite.

En-suite

1.26m x 2.84m

Newly fitted UPVC double glazed obscure window to the side aspect, laminate flooring throughout, part tile walls, rainfall shower in glass cubicle with hand held attachment and pedestal wash basin.

Bedroom 1

4.72m into bay x 4.61m

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





Bedroom 2

3.27m x 3.00m

Newly fitted UPVC double glazed window to the rear aspect, exposed floors and brick walls and space for a double bed.

Stairs leading to the second floor landing

Exposed floorboards, UPVC double glazed window to the rear aspect, radiator, loft access and doors opening to bedrooms 4-5 and the WC.

Bedroom 4

4.03m x 4.57m

X2 UPVC double glazed windows to the front aspect, x2 radiators, exposed floorboards and re-plastered walls.

Bedroom 5

3.29m x 2.96m

UPVC double glazed window to the rear aspect, exposed floorboards, re-plastered walls and a radiator.

WC

2.06m x 0.69m

UPVC double glazed window to the rear aspect, exposed floorboards and plumbing for a toilet.

Outside

The property features a small, enclosed frontage with a brick wall surround that leads to the main entrance door.

The west-facing rear garden presents an excellent opportunity for renovation and making your own. Currently offering a laid lawn and paved area, this space has great potential to be transformed into a beautiful outdoor space. The garden is fully enclosed by a brick wall surround and includes a garage and gated access to the rear. Additionally, a small area of land in front of the garage is included within the property's boundaries, further enhancing its potential for improvement.

Agent note

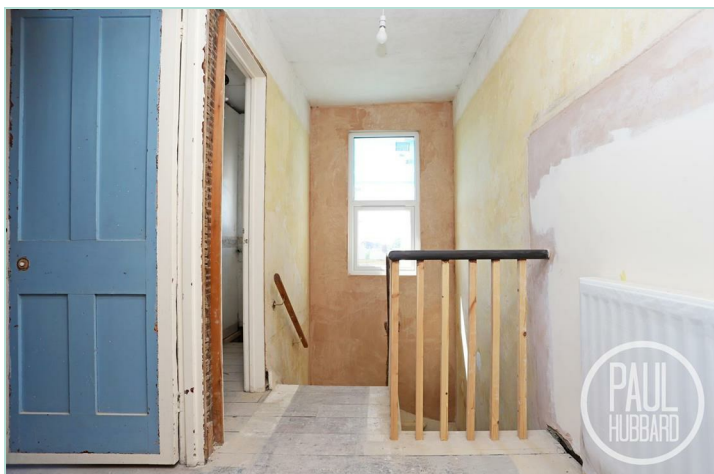
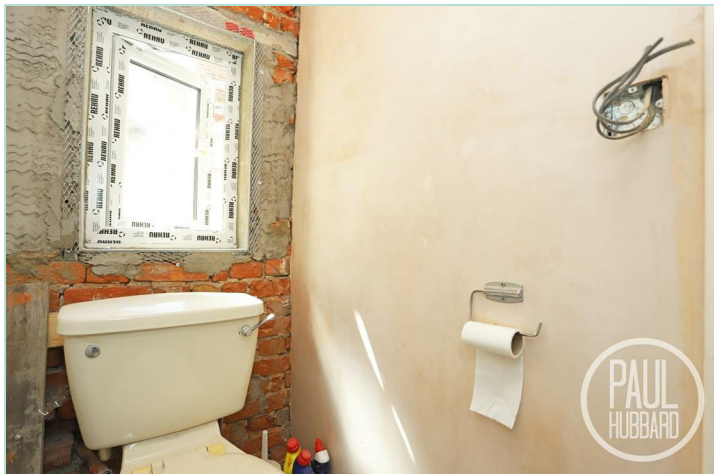
The property has undergone significant improvements, including full insulation, a new gas combi boiler installed in 2023, a roof replacement in 2024 and full rewiring completed in 2024. New UPVC double-glazed windows have been installed in select areas and partial re-plastering has been carried out. Materials for the remaining work are available and may be negotiated as part of the sale.

Please note

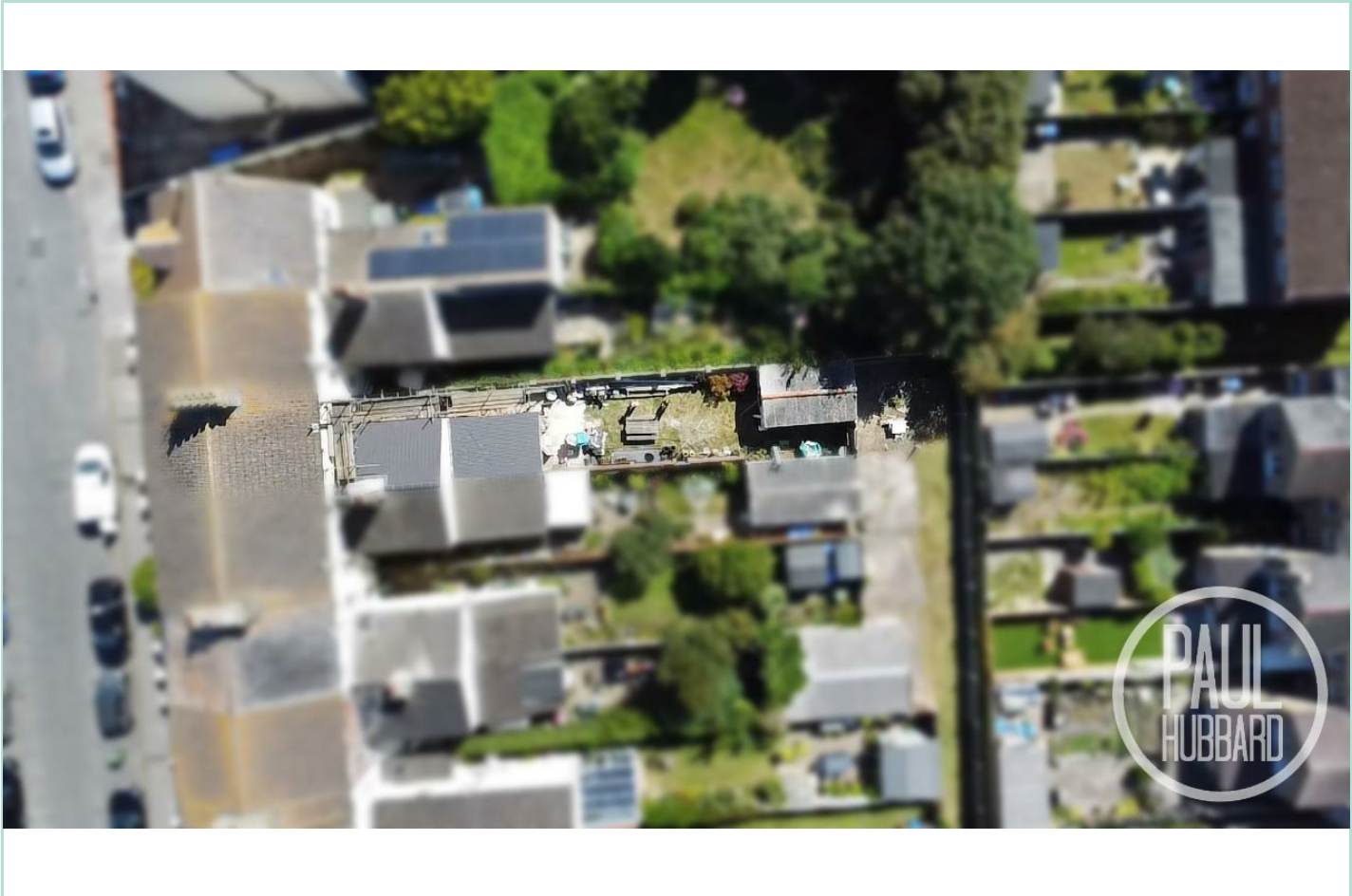
Some of the views portrayed serve as a depiction of the surrounding locality and is not directly visible from the property.

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.



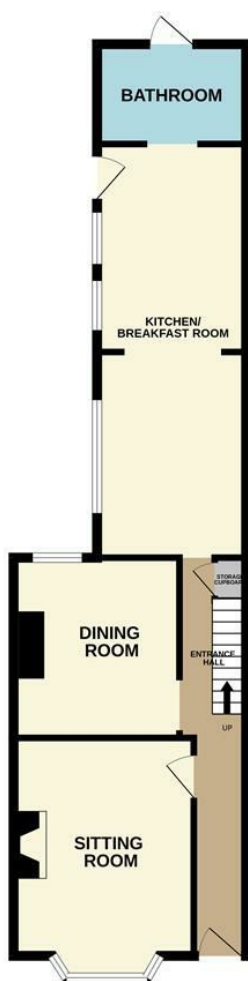




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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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