

£400,000  
Offers Over



## All Saints Road Suffolk, NR33 0JL

- Gorgeous 1930's family home
- Period features throughout
- Open plan dining room & reception room
- 4 reception rooms
- Modern kitchen & bathroom
- 3 separate bedrooms
- Stunning south-west facing garden
- Gated off road parking for multiple vehicles
- Moments from Pakefield beach
- Close to local amenities a shops

**PAUL  
HUBBARD**



### Location

Discover 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

Stained glass entrance door to the front aspect, timber framed stained glass window to the side aspect, laminate flooring, storage cupboard, radiator, stairs leading to the first floor landing and doors open to the sitting room, dining room, kitchen & cloakroom.



### Kitchen

4.27 max x 3.20 max

Laminate floor tiles, UPVC double glazed window to the side aspect, timber frame Velux window, units above & below, oak work surfaces, tile splash backs, inset ceramic butler sink with mixer tap, space for a Rangemaster oven, built in Rangemaster extractor hood, integrated dishwasher, a door opens to the rear lobby/utility and an opening leads through to the reception room.



### Rear lobby

Tile flooring, openings to both utility spaces and a UPVC door opens to the rear garden.

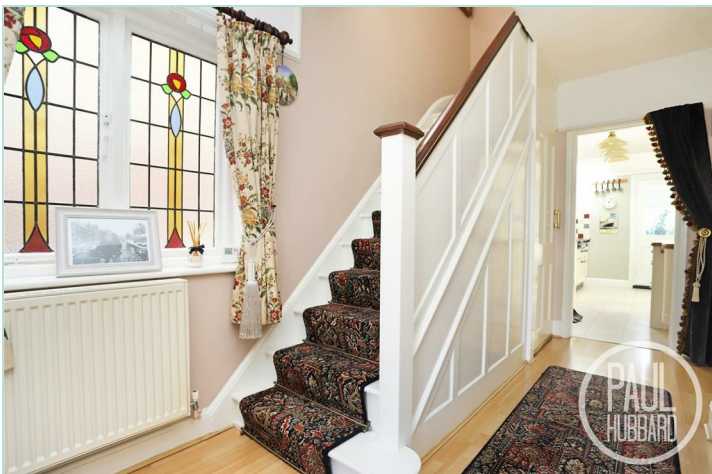
### Utilities

Tile flooring, timber frame obscure window to the rear aspect, laminate work surface and spaces for a washing machine, tumble dryer & fridge freezer.

### Sitting room

4.99 x 2.54

Laminate flooring, timber frame bay windows with stained glass to the front aspect, x2 radiators and a fireplace.



### Dining room

3.39 x 3.58

Laminate flooring, radiator, open fireplace and an opening leading through to a further reception area.



### Reception room

4.31 max into bay x 3.81

Laminate flooring, radiator, UPVC double glazed window to the side aspect, an opening leads through to the kitchen and UPVC sliding doors open to the conservatory.

### Conservatory

3.62 max x 2.86 max

Tile flooring, UPVC double glazed windows and French doors open to the rear garden.

### Stairs leading to the first floor landing

Fitted carpet, timber frame stained glass window to the side aspect and doors open to bedrooms 1-3 & the bathroom.



### Bedroom 1

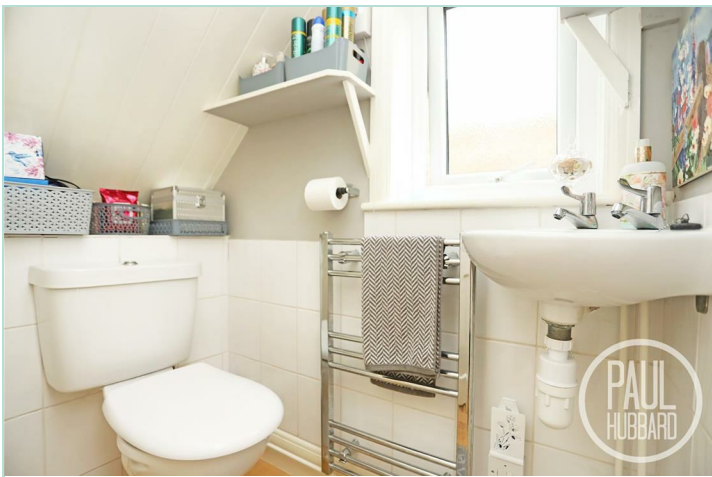
3.65 max x 3.57 max

Fitted carpet, timber frame bay window with stained glass to the front aspect, period fireplace and a radiator.

### Bedroom 2

3.68 x 3.39

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.



### Bedroom 3

2.35 x 2.20

Laminate flooring, timber frame window to the front aspect and a radiator.

### Bathroom

2.64 x 2.34

Laminate flooring, x2 UPVC double glazed obscure windows to the side aspect, radiator, loft access, tile splash backs, airing cupboard (housing the water cylinder), suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps, a mains fed shower above and a glass shower screen.







## Outside

At the front of the property, double gates open to a driveway with off-road parking for multiple vehicles, bordered by well-maintained plants and shrubs. The driveway leads to a storm porch and entrance door, with gated access to the rear garden.

The rear garden is a stunning, mature space that has been meticulously cared for. South-west facing, it features an array of mature plants, shrubs and trees, along with an automatic watering system and electrical sockets distributed throughout. A spacious patio area is accompanied by raised planters and a timber storage shed with electricity. The garden also includes a lawn, pond and a brick-built BBQ area. There is ample space for a table and chairs if desired, with a pathway leading to a greenhouse. A timber archway provides a picturesque walkway to the further rear garden, which features an additional lawn and a large timber workshop. This beautifully landscaped garden offers a serene and functional outdoor living space.



A spacious side passageway provides additional storage or garden space, complete with an outdoor tap and the potential for parking a small vehicle.



## 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:  
 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	

GROUND FLOOR



1ST FLOOR



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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