

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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	

£230,000  
 Offers Over



**Primrose Close**  
 Suffolk, NR33 7EG

- Modern detached bungalow
- 2 Double bedrooms
- Sought after Pakefield location
- Off road parking
- Gas combi boiler
- South east facing garden
- Close to local amenities
- Quiet cul de sac
- En block garage
- Separate entrance hall



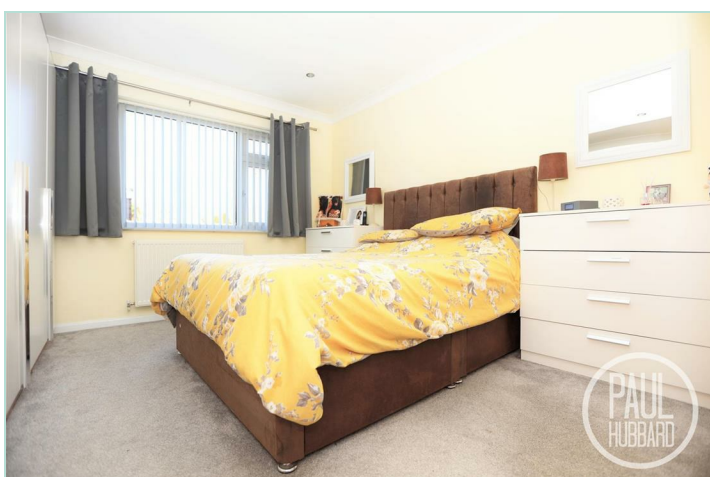
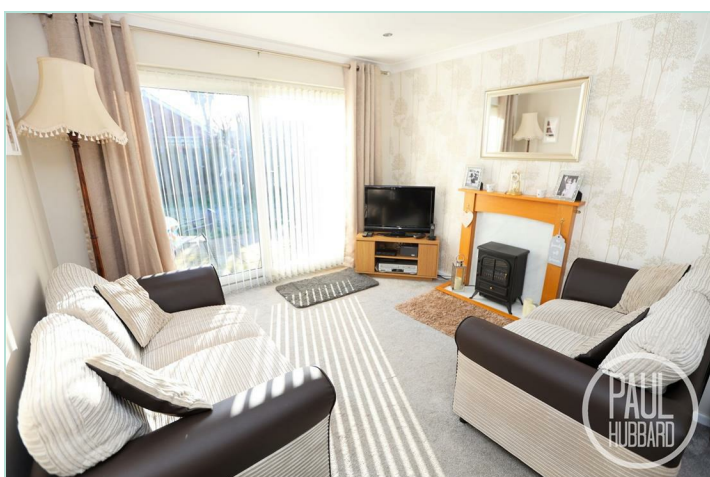
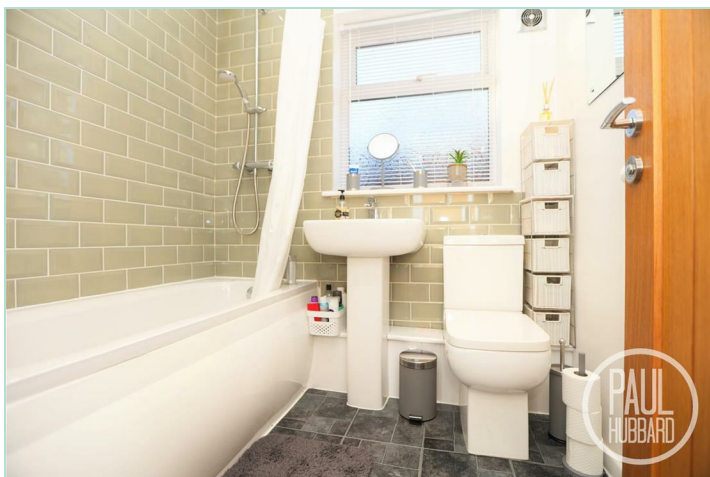
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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### SUMMARY

**\*\* MODERN DETACHED BUNGALOW \*\*** Situated within a quiet cul de sac in sought after PAKEFIELD is this 2 bedroom property, boasting a SOUTH EAST facing rear garden, OFF ROAD PARKING, garage, MODERN GAS BOILER and close to local amenities!

### 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

UPVC Double glazed entrance door to side aspect, carpet flooring, loft hatch, radiator, doors opening to x2 storage cupboards, lounge/diner, kitchen, bathroom and bedrooms 1-2.

### BATHROOM

1.9 x 1.6  
UPVC Double glazed window to the side aspect, heated towel rail, panel bath with mains fed shower above, pedestal wash basin, toilet, vinyl flooring, part tiled walls.

### KITCHEN

4.2 x 2.6  
UPVC double glazed window to the rear aspect and door to side aspect opening into the garden, vinyl flooring, radiator, newly fitted gas boiler, units above and below laminate work surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, integrated oven with ceramic hob, stainless steel extractor hood, door opening to the pantry, Integrated fridge and freezer, space for washing machine.

### LOUNGE/DINER

5.2 x 3.3  
UPVC double glazed sliding patio doors to rear aspect opening into the garden, carpet flooring, radiator.

### BEDROOM 1

3.6 x 3.3  
UPVC double glazed window to the front aspect, carpet flooring, radiator, door opening to a built in wardrobe.

### BEDROOM 2

3.6 x 2.6  
UPVC double glazed window to the front aspect, carpet flooring, radiator, door opening to a built in wardrobe.

### OUTSIDE

**GARAGE (5.2m x 2.7m)**  
A brick built garage with up and over door to side aspect, timber door to rear aspect, light and power.

To the front is a paved garden with access to the en bloc garage, main entrance door and timber gate opening to the rear garden.

To the rear is a fully enclosed laid lawn south east facing garden with timber garden shed, plant and shrub borders and a patio seating area.

### 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.