

£350,000
Asking Price



Arbor Lane Pakefield, NR33 7BH

- 3/4 bedroom detached bungalow
- Privately owned solar panels
- 2 driveways for ample off road parking
- 2 garages & a carport
- A spacious open plan sitting room
- Mature rear garden
- Sought after location in Pakefield
- Chain free
- Gas central heating
- Perfect for renovations & customisation





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

UPVC entrance door to the side aspect, wood flooring, radiator, loft access and doors opening to the kitchen, sitting room, bedroom and shower room.



Kitchen

2.76 x 2.49

Tile flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, wall-mounted gas boiler (set within a cupboard), inset stainless steel sink & drainer with hot & cold taps, built-in electric hob & extractor hood and spaces for appliances.

Bedroom 3

2.64 x 2.49

Tile flooring, radiator and aluminium double glazed sliding doors open to the rear garden.



Shower Room

1.83 x 1.52

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, suite comprises a toilet, a wash basin set into a vanity unit and an electric shower set into a cubicle enclosure.

Sitting Room

8.35 (max through archway) x 3.07

A large open-plan sitting room with laminate flooring, x2 radiators, feature beams, a cast iron burner, a door opening to the dining room and aluminium double glazed sliding doors open to the rear garden.

Dining Room

4.58 x 3.05

Laminate flooring, UPVC double glazed window to the front aspect, radiator, an open fireplace and a door opening to the hallway.

Hallway

Tile flooring, loft access, radiator, UPVC double glazed obscure window to the side aspect, an electric shower set into a cubicle enclosure, tile splash backs and doors opening to the bedrooms 1, 2 & 4, the cloakroom and the garden room/ conservatory.





Bedroom 1

3.78 x 3.04

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

Bedroom 2

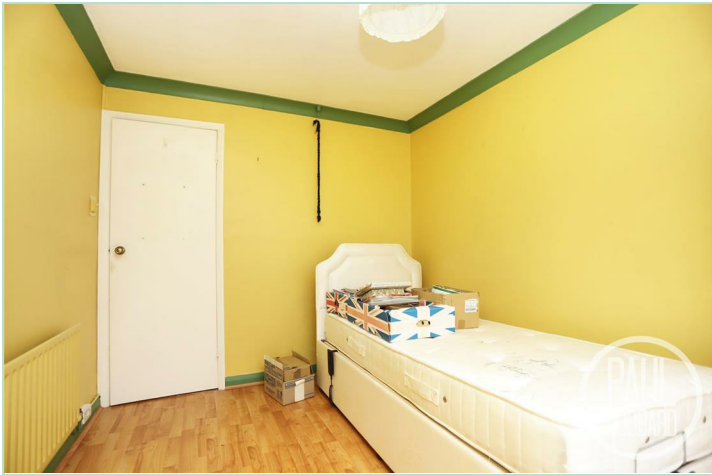
2.80 x 2.52

Laminate flooring, UPVC double glazed window to the front aspect, radiator, fitted storage cupboards & a wash basin with tile splash backs and hot & cold taps.

Bedroom 4/ Study

2.54 x 2.45

This versatile room, currently used as a bedroom, would make an excellent study or could serve as an extension of the conservatory for additional living space. It features laminate flooring, a radiator and an open connection to the conservatory.



Conservatory

2.74 x 2.31

Laminate flooring, UPVC double glazed windows to the side & rear aspect, radiator and a UPVC door opens to the garden.

Cloakroom

1.82 x 1.54

Vinyl flooring, UPVC double glazed obscure window to the side aspect, tiled walls, suite comprises a toilet, bidet and a pedestal wash basin with a mixer tap.



Outside

The front of the property features two driveways and a carport, providing ample off-road parking for multiple vehicles, as well as two single garages positioned on either side. The front garden is primarily laid to lawn and attractively bordered with decorative plants and shrubs, with the main entrance located on the right-hand side.

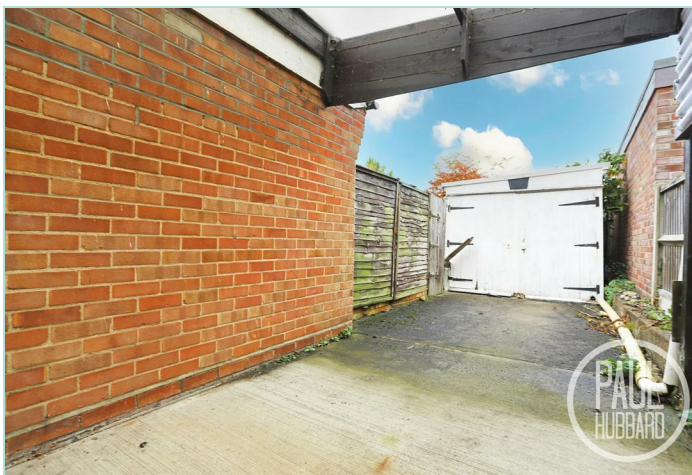
At the rear, a spacious, mature garden offers a mix of lawn, trees, and shrubs, along with a large pond and a patio area ideal for outdoor seating. Additional features include access to both garages, a summer house, a timber storage shed, and a brick-built outbuilding.

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: TBC
 Local Authority: East Suffolk Council

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



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

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