

£195,000
Offers In The Region Of



Blackheath Road

Pakefield, NR33 7JF

- Bay fronted family home
- Three separate bedrooms off of landing
- Modern décor throughout
- Open plan lounge/diner
- Gas central heating
- A sought after location
- Ideal for public transport links
- Close to local amenities & shops
- UPVC double glazing throughout
- Hallway entrance





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance Hall

UPVC double glazed door to the front aspect, laminate flooring, radiator, fitted cupboard (housing the consumer unit) stairs leading to first floor landing and door opening to lounge diner.

Lounge/Diner

7.41 max into bay x 3.30 max

UPVC double glazed window to rear aspect and bay window to front aspect, laminate flooring, x2 radiators, doors opening to under stairs storage cupboards and through to the kitchen.



Kitchen

2.53 x 2.46

UPVC double glazed window and door to side aspect opening into the garden, tile flooring, radiator, units above and below, laminate work surfaces, tile splash backs, down lights, cupboard housing a gas combi boiler, inset composite sink & drainer with mixer tap, built-in oven & 4 ring gas hob, integrated fridge, space for washing machine and a door opening to the bathroom.

Bathroom

2.52 x 1.24

x2 UPVC double glazed obscure windows to side and rear aspect, vinyl flooring, down lights, part tiled walls, radiator, wash basin set into a vanity unit, panelled bath with a mains fed shower above with both rain-fall & hand-held heads and door opens into the WC.

WC

1.59 x 0.88

UPVC double glazed obscure window to the rear aspect, vinyl flooring, down lights, toilet and radiator.

Stairs leading to the first floor landing

UPVC double glazed window to rear aspect, carpet flooring, loft hatch, built in storage cupboards and doors opening into bedrooms 1-3.





Bedroom 1

3.95 max into bay x 2.52 max

UPVC double glazed bay window to the front aspect, carpet flooring, radiator and sliding doors opening to x2 built-in wardrobes.

Bedroom 2

3.47 x 2.53

UPVC double glazed window to the rear aspect, painted floorboards, radiator and door opening to storage cupboard.

Bedroom 3/ Study

2.29 x 1.34

UPVC double glazed window to the front aspect, carpet flooring and radiator.



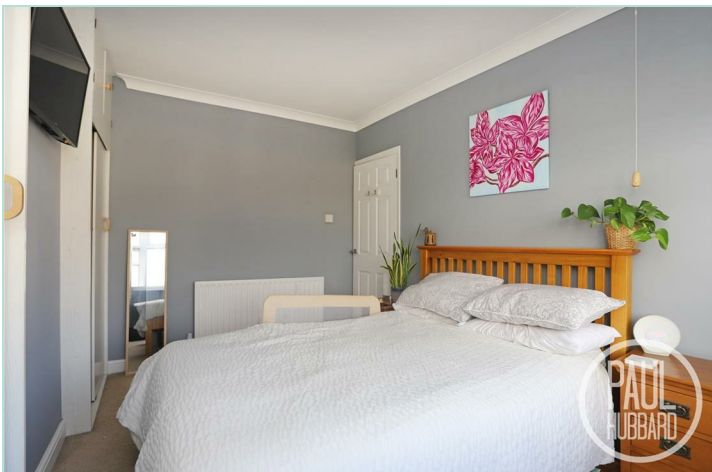
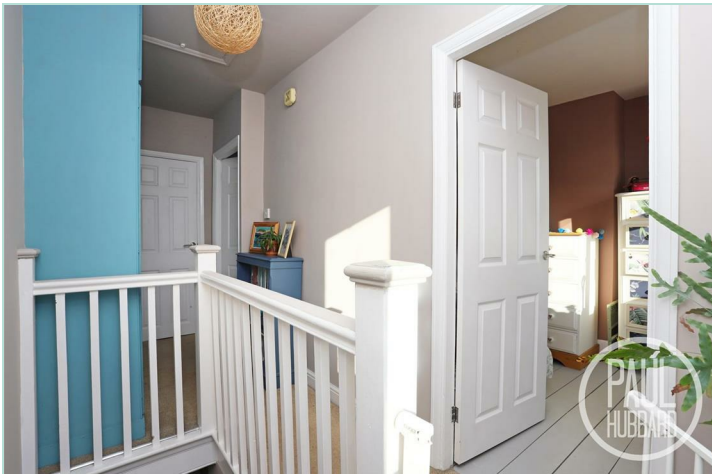
Outside

At the front of the property, a level cast iron gate opens onto a paved pathway that leads to a well-maintained lawned front garden, bordered by shrubs. Steps lead up to a storm porch, which shelters the main entrance door.

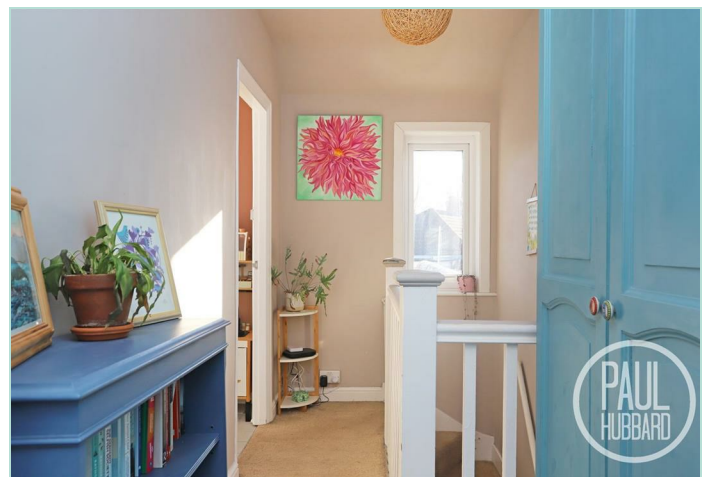
At the rear, the garden features a combination of a paved patio, a neatly laid lawn, and vibrant plant and shrub borders. A timber garden shed provides practical storage, and a timber gate opens to alleyway access. Additional features include outdoor lighting and a water tap.

Financial Services

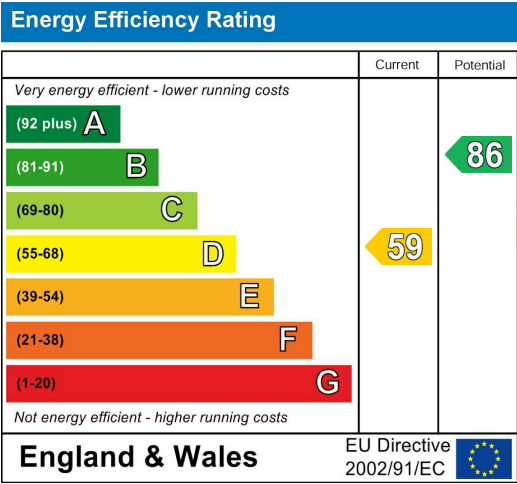
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Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council



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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