

£270,000
Guide Price



Grayson Avenue

Pakefield, NR33 7BB

- Detached bungalow
- 2 double bedrooms
- Chain free
- Off Road parking for multiple vehicles
- Private rear garden
- Opportunity to put your own stamp on it!
- Desired Pakefield location
- Neutral décor throughout
- UPVC double glazing throughout
- Close to public transport links





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 porch

1.92m x 1.07m

UPVC double glazed windows and door to the side and front aspect, concrete flooring throughout, an internal window and a door opens to the entrance hall.

Entrance hall

Carpet flooring throughout, a radiator, loft access, storage cupboard and doors opening to the sitting room, kitchen, bathroom and bedrooms 1 and 2.



Sitting room

4.60m x 3.02m

UPVC double glazed windows to the front and side aspect, carpet flooring throughout and a radiator.



Bathroom

1.79m x 1.56m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, tiled walls, pedestal wash basin, toilet, panel bath with shower attachment and a radiator.

Bedroom 1

3.77m x 2.87m

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



Bedroom 2

3.03m x 2.87m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.



Kitchen

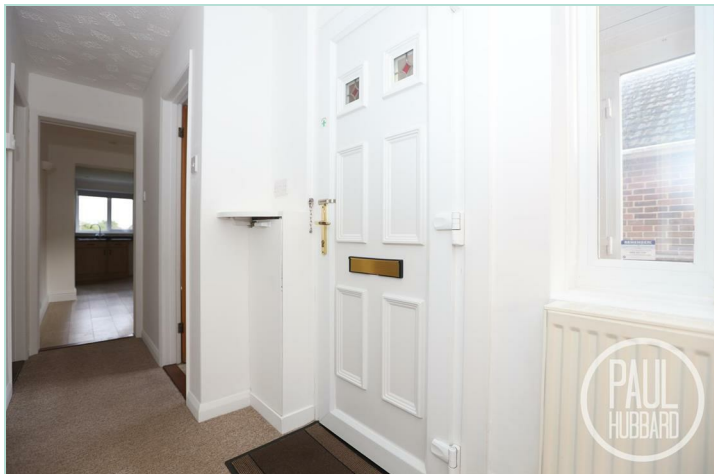
6.20m x 2.87m

UPVC double glazed windows to the rear and side aspect, laminate flooring throughout, a radiator, units above and below, laminate work surfaces, composite sink with drainer, spaces for fridge/ freezer, dishwasher and a washing machine, under unit lighting and doors lead to the lean to and the rear garden.

Lean to

4.87m x 2.81m

X2 obscure windows to the side aspect, concrete flooring throughout, wall mounted gas boiler, lighting, double gates open to the front and a single gate opens to the rear.



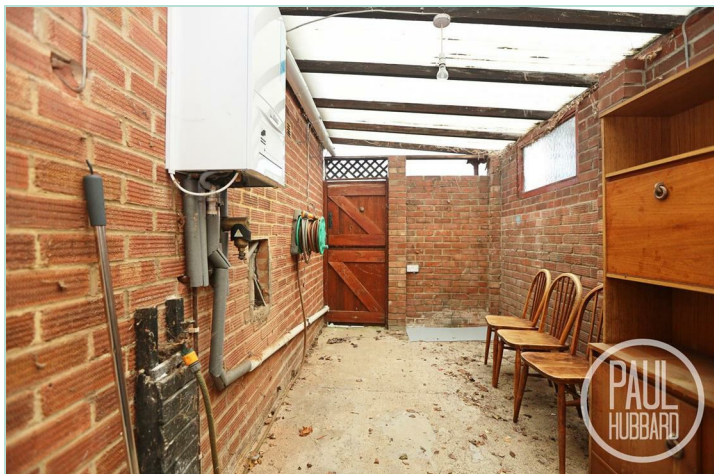
Outside

The front of the property features a driveway with ample off-road parking, complemented by a stone area and surrounded by mature bushes for added privacy. A brick wall borders the space, and a pathway leads to the main entrance door.

The rear garden offers a tranquil outdoor space, featuring steps leading down to a pathway, a laid lawn, and an array of plants, trees, and shrubs. Additional highlights include a decking area and a stone section, perfect for relaxing or entertaining.

Financial Services

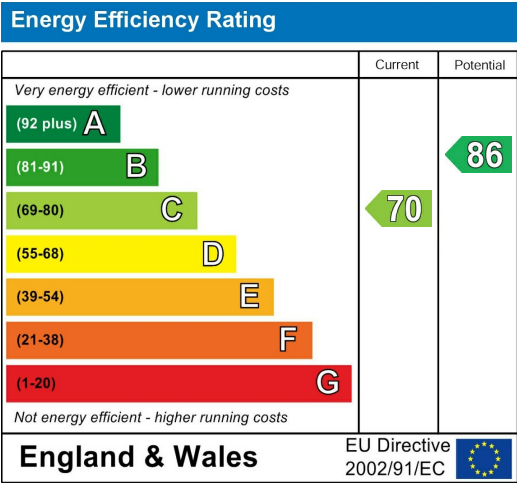
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Tenure: Freehold
 Council Tax Band: C
 EPC Rating: C
 Local Authority: East Suffolk



GROUND FLOOR
 836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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

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