

£260,000
Asking Price



Dolphin Close

Pakefield, NR33 0LA

- Semi detached family home set on a cul-de-sac
- Chain free
- 3 separate bedrooms
- Open-plan kitchen/diner
- In sought after Pakefield location
- Walking distance to the beach
- Fully enclosed rear garden
- Ground floor cloakroom
- Perfect for putting on your own stamp & making your own
- Close to local amenities & shops

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**PAUL
HUBBARD**



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 front aspect, fitted carpet, storage cupboard, radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/diner & cloakroom.



Sitting Room

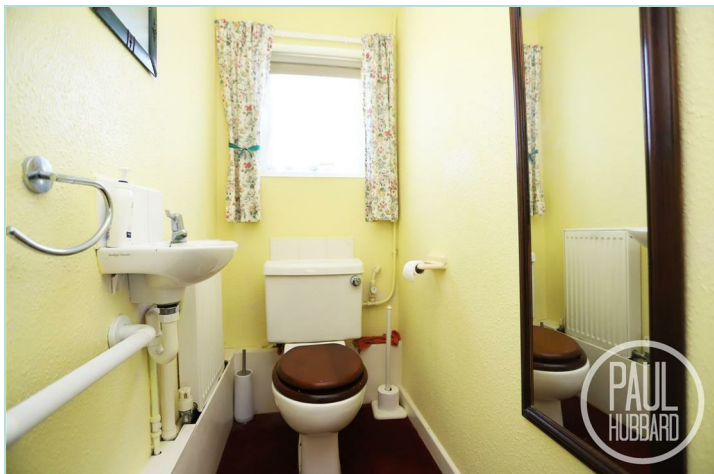
4.77 max x 3.74 max

Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, fireplace and x2 radiators.

Cloakroom

1.62 x 0.96

Fitted carpet, UPVC double glazed obscure window to the rear aspect, radiator, toilet, wall-mounted wash basin with mixer tap and tile splash backs.



Kitchen/ Diner

4.77 x 2.69

Tiled carpet leading to vinyl flooring, x2 UPVC double glazed windows to the rear aspect, under-stair storage cupboard, radiator, units above & below, laminate work surfaces, tile splash backs, stainless steel sink & drainer with mixer tap, built-in double oven, gas hob & extractor hood, space for a fridge freezer and a door opens into the conservatory.

Conservatory

4.22 max x 2.33 max

Fitted carpet, UPVC double glazed windows, radiator, space for a washing machine and UPVC sliding doors open to the rear garden.



Stairs leading to the First Floor Landing

Fitted carpet, radiator, loft access and doors opening to bedrooms 1-3 & the shower room.

Bedroom 1

3.80 max x 3.18 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.



Bedroom 2

3.30 max x 2.72 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in storage cupboard.

Bedroom 3

2.50 x 1.89

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

Shower Room

1.98 x 1.67

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

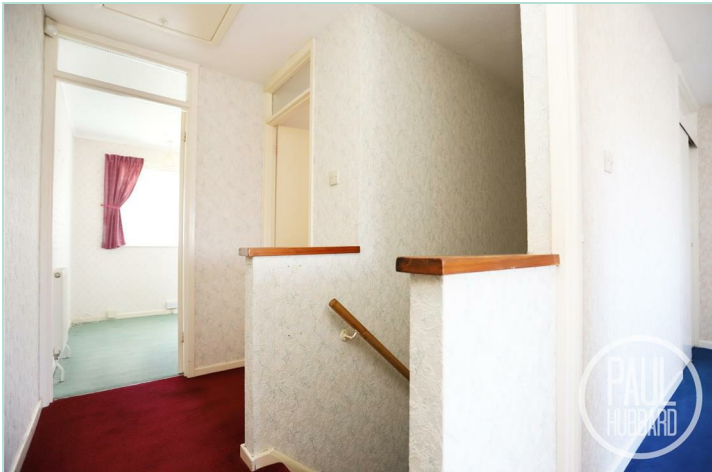
Outside

A neatly laid lawn bordered by an array of plants and shrubs, complemented by a pathway leading to the main entrance located at the side of the property. Outdoor lighting enhances the space, and gated access to the rear garden is also provided.

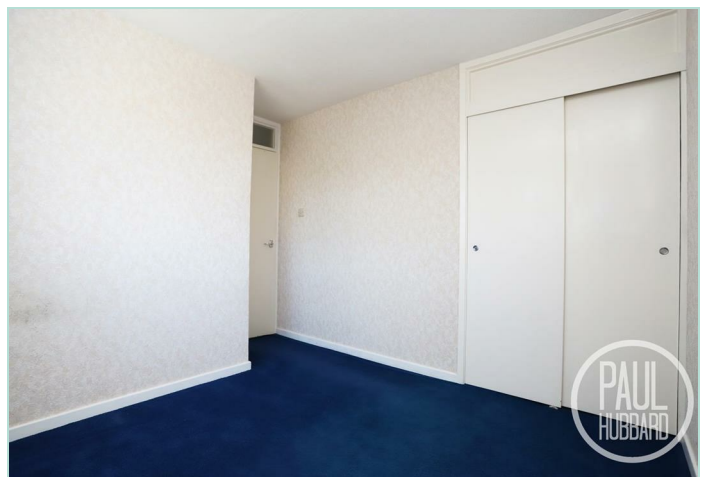
A beautifully maintained garden featuring a well-manicured lawn and fully stocked flowerbeds filled with mature shrubs and vibrant blooms. A patio area offers space for outdoor relaxation, with a pathway leading to an additional seating area. The garden also includes a timber storage shed, outdoor tap and power sockets, and is fully enclosed by a panelled fence for privacy and security.

Financial Services

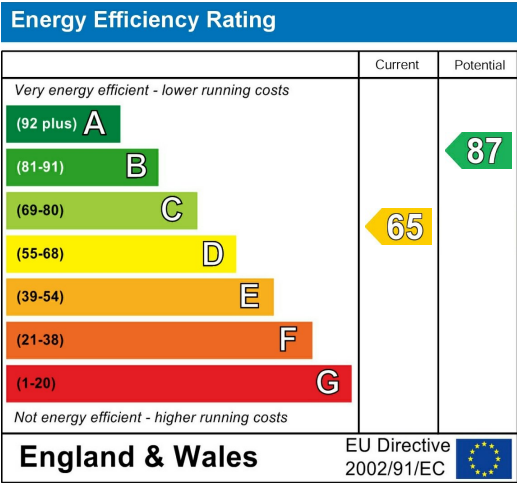
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.







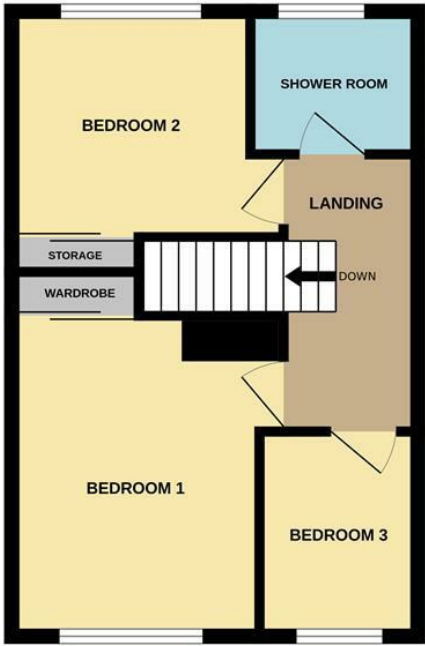
Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D TBC
 Local Authority: East Suffolk Council



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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