

£220,000
Asking Price



Honeysuckle Close

Pakefield, NR33 7EJ

- Detached bungalow in desirable location
- Tucked away in a sought after cul-de-sac in Pakefield
- 2 double bedrooms
- South facing rear garden
- Well presented throughout
- Off road parking & garage
- Gas central heating with combi boiler
- Built-in storage solutions
- UPVC double glazing throughout
- Close to local amenities & shops





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 Hall

UPVC entrance door to the side aspect, LVT flooring, radiator, loft access, built-in airing cupboard with gas combi boiler, built-in storage cupboard and doors opening to the kitchen, lounge/diner, bedrooms 1-2 and the family bathroom.



Bathroom

1.94 x 1.65

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

Kitchen/ Breakfast Room

4.16 max x 2.62 max

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer, washing machine & oven and a UPVC door opens to the exterior.



Lounge/ Diner

5.21 max x 3.34 max

LVT flooring, radiator, UPVC double glazed sliding doors open into the conservatory.

Conservatory

2.81 x 1.90

LVT flooring, UPVC double glazed windows and a UPVC double glazed door opens to the garden.

Bedroom 1

3.65 x 3.33

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





Bedroom 2

3.65 x 2.67

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

Outside

A spacious shingled frontage complemented by mature decorative trees and shrubs. Gated access opens to a pathway leading down the side of the property to the main entrance door, which is enhanced by outdoor lighting. The entire front area is fully enclosed by a brick wall for privacy and security.



South-facing and mainly laid to lawn, the rear garden is beautifully bordered with a variety of plants and shrubs. It features a paved patio area ideal for outdoor dining, a shingled section currently used for seating, and a large timber shed currently utilised as a workshop. Additional features include an outdoor tap and full enclosure by a panelled fence for privacy.

Garage

5.13m x 2.13

A brick-built garage en bloc, accessed via an up-and-over door, with an off-road parking space in front—ideal for additional vehicle parking or storage.

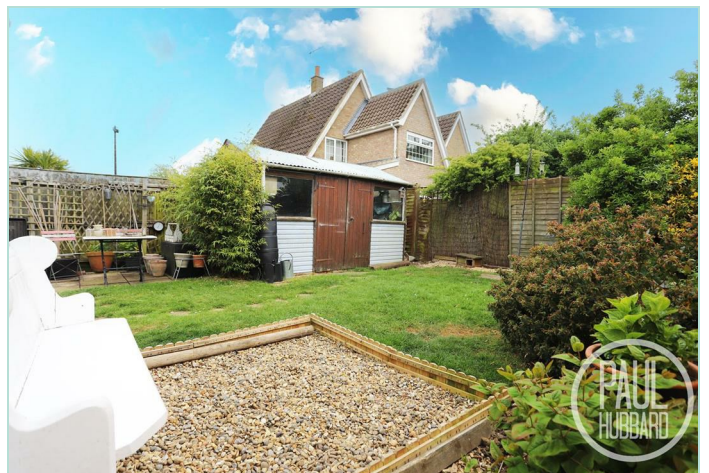


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Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC
Local Authority: East Suffolk Council

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.
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