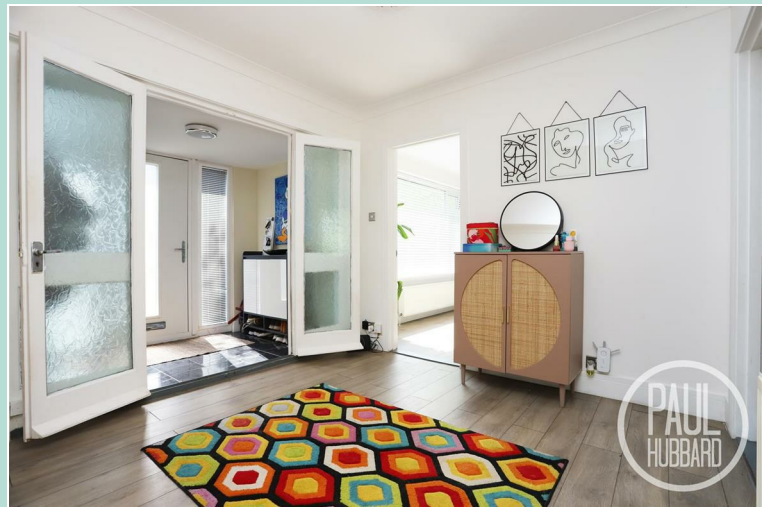
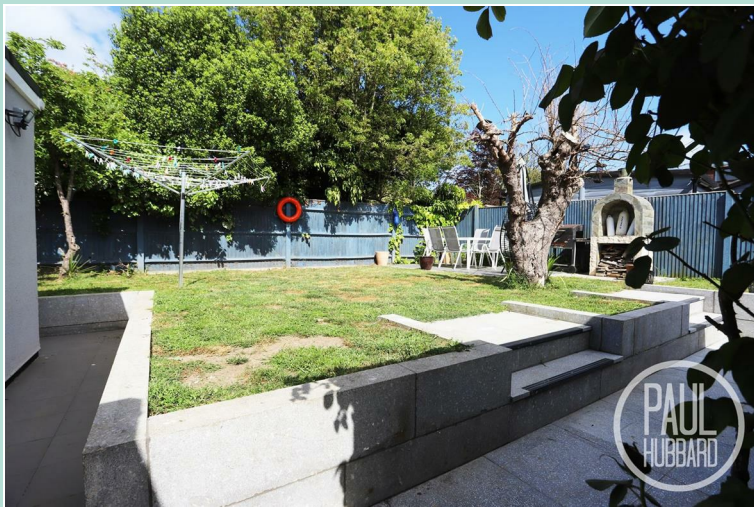


£375,000
Asking Price



Walmer Road Pakefield, NR33 7LA

- Well presented detached bungalow
- 3 double bedrooms
- Fully modernised throughout
- En-suite to the main bedroom & dressing room to bedroom 2
- Stylish bathroom with free standing bath tub
- Spacious entryway with porch & hall
- Off road parking & large garage
- Studio outbuilding with versatile uses
- Landscaped gardens front & rear
- A sought after location in Pakefield

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**PAUL
HUBBARD**



Porch

Composite entrance door & double glazed windows to the front aspect, tile flooring, space for storing coats & shoes and timber frame French doors open into the entrance hall.

Entrance Hall

Laminate flooring, storage cupboard with double doors, radiator and doors opening to the sitting room, kitchen & hallway.

Sitting Room

3.93 max x 2.77 max

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect, x2 radiators and French doors open into the conservatory.



Conservatory

3.44 x 3.27

Tile flooring, UPVC double glazed windows to the side & rear aspect, radiator, a door opening into the kitchen and UPVC French doors out to the rear garden.

Kitchen

3.99 x 2.87

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, spaces for an American style fridge-freezer & washing machine and a UPVC door opens to the rear garden.



Hallway

A further hallway area leads through to the bedrooms & bathroom from the main entrance hall & features laminate flooring, a built-in storage cupboard and loft access.

Bedroom 1

3.34 x 3.17

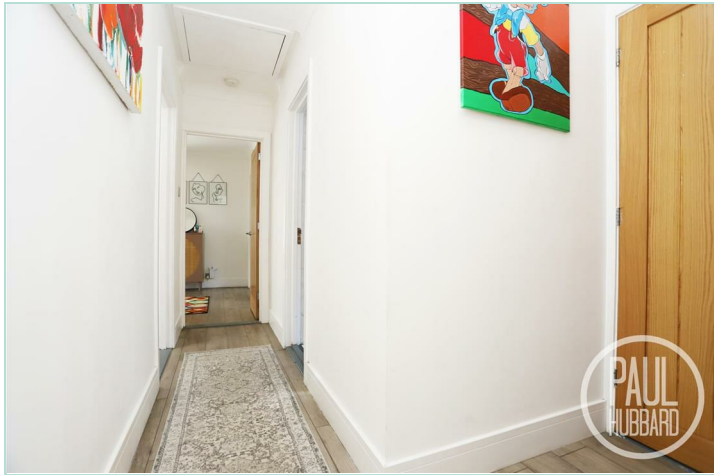
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening into the en-suite shower room.

En-suite shower room

3.19 x 1.40

Tiled floor & walls, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, wash basin with mixer tap set into a vanity unit and a mains-fed shower with both rainfall & hand-held heads set into a large cubicle enclosure.





Bedroom 2

3.31 x 3.17

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to the dressing room.

Dressing Room

3.60 x 1.50

Tile flooring and a UPVC double glazed window to the front aspect.

Bedroom 3

3.04 x 2.29

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



Bathroom

2.85 max x 2.01 max

Tiled floors & walls, UPVC double glazed obscure window to the rear aspect, heated towel rail, extractor fan, built-in storage cupboard with double doors, toilet & wash basin set into a vanity unit with a mixer tap, a freestanding bath tub with a mixer tap & a hand-held shower attachment.

Outside

Outside, the property features a driveway providing ample parking and leading to a spacious garage. At the far end of the garage is a versatile double-aspect studio style room, currently used as a gym. The elevated rear garden is designed for easy maintenance, with pathways, retained walls, and steps adding both structure and interest. A patio area is situated at the far end, ideal for outdoor seating or entertaining, while the remainder of the garden is laid to lawn.

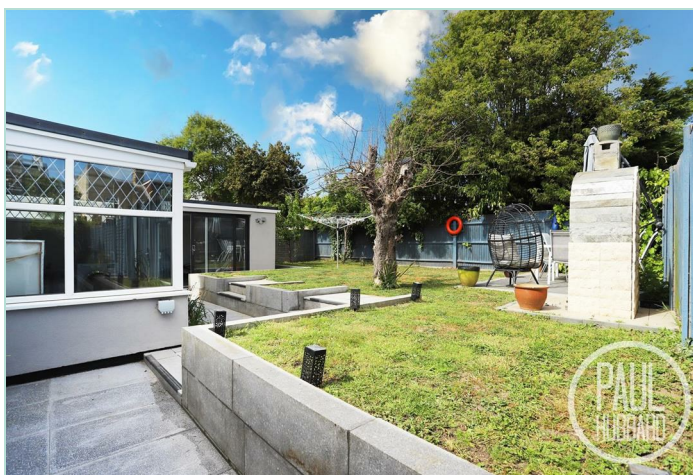
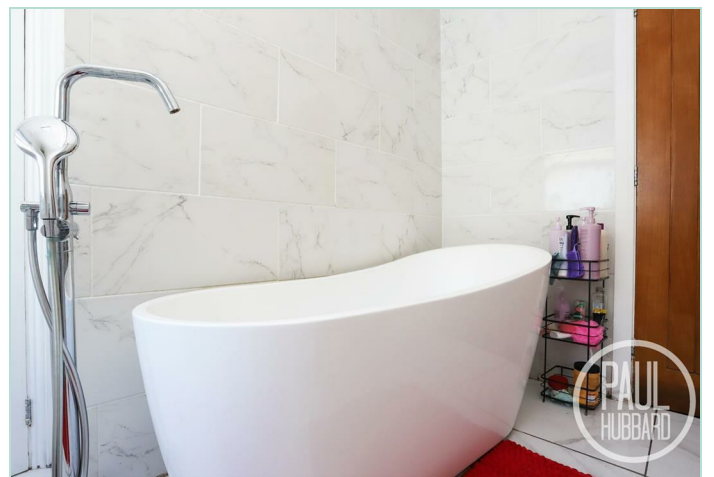


Financial Services

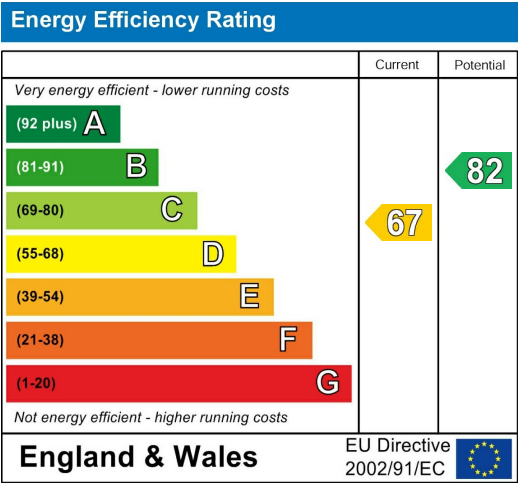
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Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority: East Suffolk Council



WALMER ROAD



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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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