

£450,000  
Guide Price



## Pakefield Street

Pakefield, NR33 0JT

- Gorgeous detached family home
- Chain free
- Off Road parking for multiple vehicles & integral garage
- 5 separate bedrooms
- Bay fronted sitting room with period fireplace

- Open-plan kitchen/ diner & adjoining garden room
- South facing, neatly landscaped rear garden
- Period features throughout
- An extremely sought after location moments from Pakefield beach
- Close to local shops & amenities

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### 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

Timber entrance door & stained glass window to the front aspect, tile flooring, radiator, cupboard housing the consumer unit, stairs leading to the first floor landing, under-stair storage cupboard and doors opening to the sitting room, kitchen/ diner & cloakroom.

### Cloakroom

1.47 x 0.76

Tile flooring, toilet, corner wash basin with hot & cold taps, tile splash backs and a down light.

### Sitting Room

4.26 into bay x 3.36 max

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a feature cast iron burner.

### Kitchen/Diner

A gorgeous open-plan kitchen/diner a sociable space for entertaining with French doors opening out to the garden room.

### Kitchen

4.53 x 2.52

Laminate flooring, x2 UPVC double glazed windows to the rear aspect, radiator, handmade kitchen units set above & below, oak work surfaces, inset ceramic sink & drainer with mixer tap, Kenwood oven with 6 ring gas hob, American style fridge freezer, Fisher & Paykel double dishwasher, washing machine and a UPVC door opening to the rear garden.

### Dining Room

3.85 x 3.36

Laminate flooring, radiator, period fireplace, an opening seamlessly connecting the kitchen and French doors open into the garden room.

### Garden Room

3.75 x 2.75

Stone tile flooring, underfloor heating, electric Velux window, feature wood burner, UPVC double glazed windows to the side & rear aspect and UPVC French doors opening to the rear garden.





### Stairs leading to the First Floor Landing

Fitted carpet, a split-level landing and doors opening to bedrooms 1-4, a storage cupboard and the family bathroom.

### Bedroom 1

4.40 into bay x 3.36 max

Wood flooring, UPVC double glazed stained glass bay window to the front aspect, x2 radiators and a period fireplace.

### Bedroom 2

3.70 x 3.36

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

### Bedroom 3

3.70 x 2.16

Wood flooring, UPVC double glazed stained glass window to the front aspect and a radiator.

### Bedroom 4

2.49 x 2.14

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

### Bedroom 5

2.10 x 2.08

A versatile space ideal for use as an office, nursery, or single bedroom. Featuring laminate flooring, UPVC double glazed stained glass window to the front aspect, radiator and a feature internal window to the rear aspect.

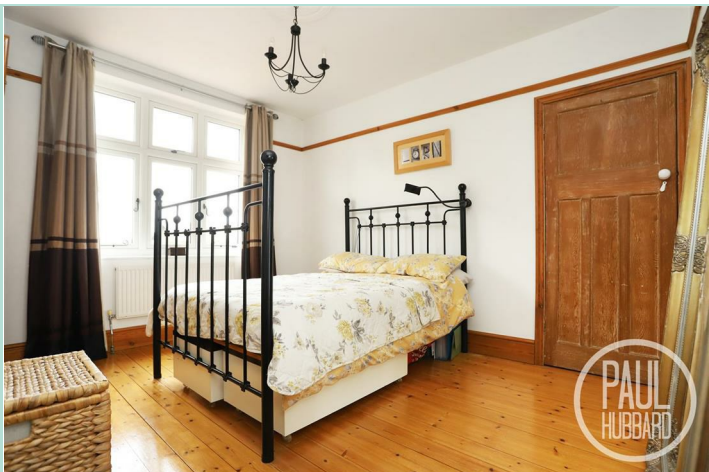
### Bathroom

2.51 x 2.12

Tile flooring, underfloor heating, UPVC double glazed window to the rear aspect, heated towel rail, down lights, extractor fan, loft access, toilet, wash basin with mixer tap, freestanding bath tub with a mixer tap & a hand-held shower attachment, a walk-in mains-fed rainfall shower with a glass shower screen and aqua board wall panels.







## Outside

This property boasts excellent curb appeal, with its full brick wall surround, mature tree, and a spacious brick-weave driveway offering ample off-road parking and leading to an integral garage with double doors. Period features to the front elevation add timeless charm, including elegant bay windows, a striking storm porch, and an original stained-glass front door that instantly catches the eye. Gated side entrances on both sides of the property provide secure access to the rear garden, completing a front aspect that is both attractive and practical.

Enjoy a beautifully landscaped, south-facing rear garden - perfect for relaxing or entertaining. A generous lawn is bordered by mature trees, shrubs, and well-planted flower beds, offering a lush and tranquil backdrop. A stylish brick-weave patio provides an ideal space for outdoor dining or morning coffee, with a timber pergola lining its edge and adorned with winding plants to create a charming, garden-framed feature. Additional highlights include outdoor lighting, a water tap, and a decorative brick and shingle feature area. The garden is fully enclosed by a panel-fence surround for privacy and security. A timber storage shed with electric connection adds practical storage and potential for use as a workshop or hobby space.

## Garage

4.58 x 2.33

A versatile space ideal for parking or additional storage, the garage is equipped with lighting, power, and houses a gas combi boiler. There's ample room for shelving, tools, or even extra appliances, making it a practical extension of the home to suit a variety of needs.

## Agent Note

Kitchen appliances are negotiable and may be included subject to agreed terms during the negotiation process.

## 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. Call or email in today to arrange your free, no obligation quote.

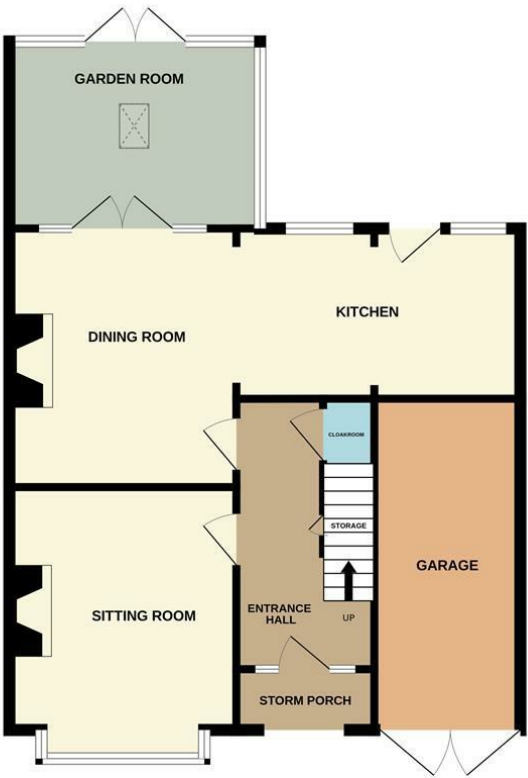




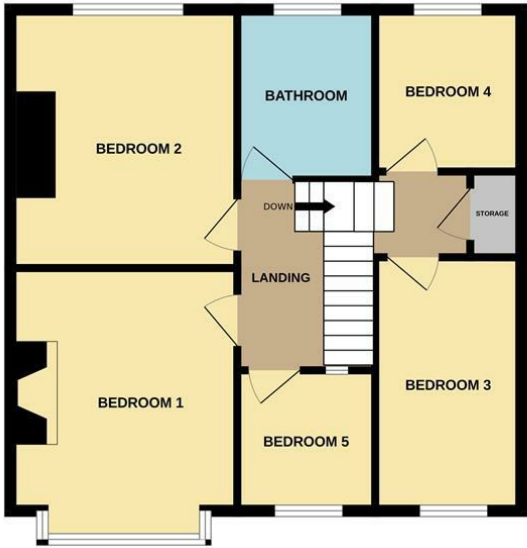
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 66      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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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