

Tenure: Freehold  
Council Tax Band: C  
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	

£220,000  
Asking Price



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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## Kingston Close

Pakefield, NR33 7DR

- Detached bungalow
- On a sought after cul-de-sac
- 2 double bedrooms
- Chain free
- Good size gardens front & rear
- In need of modernisation - Ready to put you own stamp on
- Gas central heating
- UPVC double glazing throughout
- Located in the heart of Pakefield
- Close to local amenities & shops

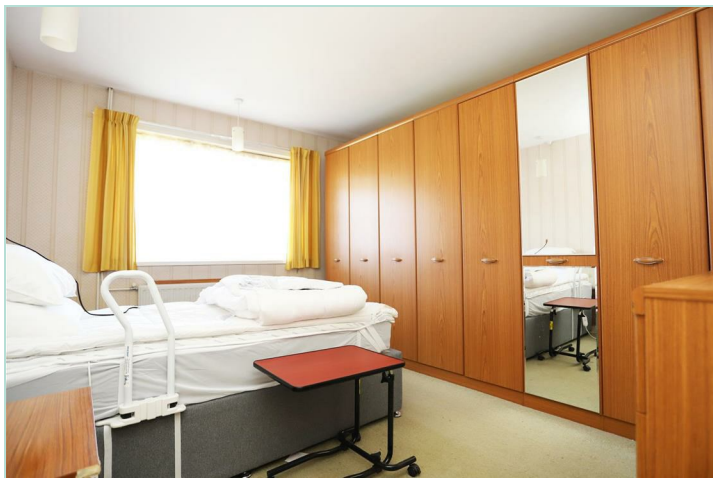


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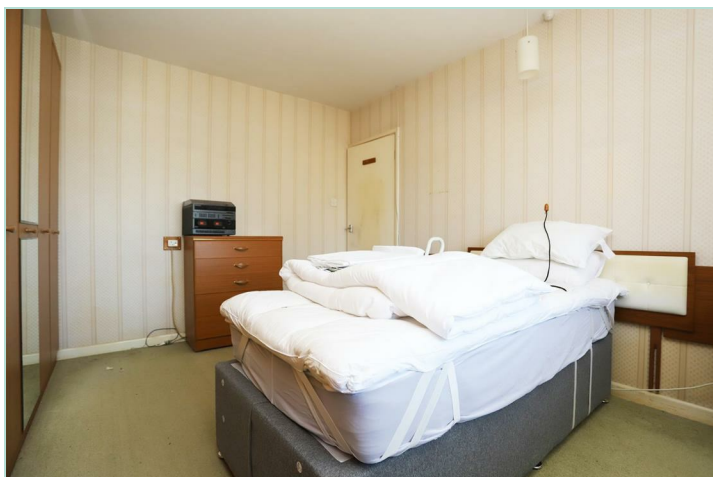
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance Hall

Entrance door to the front aspect, fitted carpet, radiator, loft access and doors opening to bedrooms 1-2, the sitting room, storage cupboard and kitchen/diner.

### Bedroom 1

3.98 x 3.23

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

### Bedroom 2

3.31 x 3.25

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



### Sitting Room

4.24 x 3.23

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

### Kitchen / Diner

5.69 x 3.25

Fitted carpet, x2 UPVC double glazed windows to the side & rear aspect, radiator, x2 built-in storage cupboards (one with internal window & consumer unit), units above & below, laminate work surfaces, spaces for an oven, fridge-freezer, washing machine & tumble dryer and doors opening to the shower room & rear lobby.



### Shower Room

1.52 x 1.33

Tile floor & walls, aluminium frame obscure window to the rear aspect, wall heater, pedestal wash basin with hot & cold taps and an electric shower.

### Rear Lobby

Fitted carpet, internal window and doors opening to the WC & rear garden.

### WC

1.43 x 0.82

Fitted carpet, aluminium obscure window to the rear aspect, radiator and a toilet.

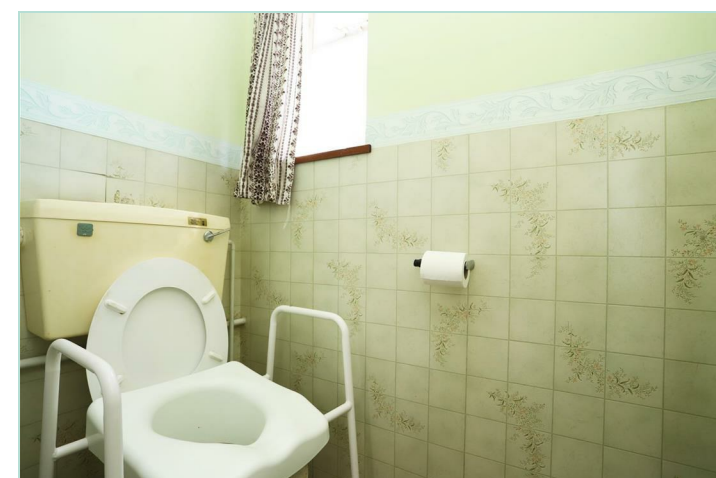
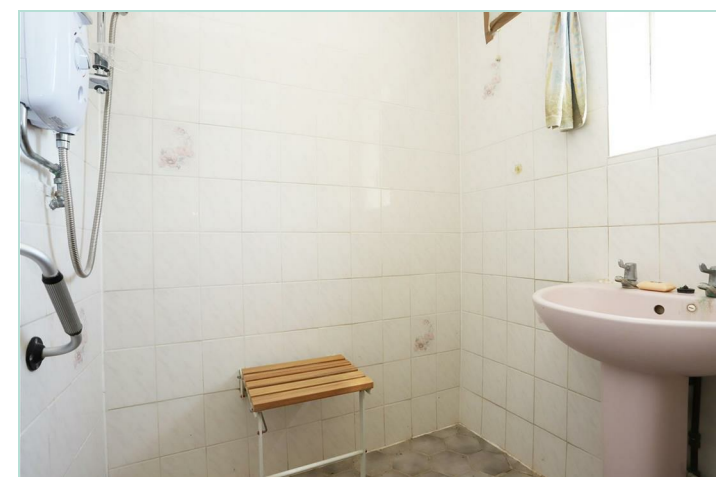
### Outside

Wrought-iron gates open onto a pathway leading to the entrance door, with a laid lawn bordered by mature plants and shrubs. Gated access to the rear garden is also provided.

A good-sized rear garden features a laid lawn, mature plants, shrubs, and fruit trees, fully enclosed by panel fencing. Additional benefits include a timber storage shed and a greenhouse, offering excellent space for gardening and outdoor enjoyment.

### 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.

