

**Aldreds**  
Estate Agents



38 Wilson Road  
Pakefield, Lowestoft, NR33 0JA

Asking Price £415,000



## 38 Wilson Road

Pakefield, Lowestoft, NR33 0JA

Aldreds are delighted to offer this 4 bedroomed detached house situated in the heart of East Pakefield just a 2 minute walk from Pakefield's beach and promenade. The property is presented to a good standard throughout with spacious and versatile accommodation including a wide entrance porch leading to a wide entrance hall, spacious lounge, large open plan kitchen/diner, formal dining room, garden room along with a utility room and a ground floor W.C. To the first floor there are 4 bedrooms and a family bathroom with a bath and shower. To the outside front there is a large driveway providing ample off road parking for a variety of cars or leisure vehicles and to the rear there is a beautifully presented and private lawned garden with a full range of specimen flowers and shrubs. Properties in this desirable Pakefield location rarely become for sale and an early viewing is strongly recommended.

### Wide Entrance Porch

Solid timber flooring, large aspect Upvc windows, Upvc entrance door, wide opening leading to open plan hallway.

### Hallway

Solid timber flooring, galleried staircase leading off to the first floor, under stair storage recess, power points, radiator.

### Lounge

17'3" x 16'4" (5.28 x 5.0)

Fitted carpet, flat plastered and coved ceiling, inset spot lighting, power points, T.V point, Upvc bay window, radiator, modern fireplace with inset living flame gas fire and double doors leading to the open plan kitchen/diner.

### Kitchen/Diner

10'10" x 23'5" (3.31 x 7.15)

Kitchen Area - Ceramic tiled flooring, range of white fitted kitchen units, extended work surfaces, double composite sink with single drainer, recess for white goods including plumbing for dishwasher, extraction cooker hood, Upvc window, power points, spot lighting.

Dining Area - Solid timber flooring, flat plastered and coved ceiling, inset spot lighting, radiator, Upvc window, power points, ample space for family size dining table and chairs, double doors leading in to the formal dining room.

### Formal Dining Room

10'7" x 9'8" (3.25 x 2.97)

Solid timber flooring, flat plastered and coved ceiling, double aspect Upvc window, power points, radiator, double doors leading to the garden room.

### Garden Room

10'3" x 10'4" (3.14 x 3.17)

Ceramic tiled flooring, flat plastered and coved ceiling, large aspect Upvc windows and double Upvc doors leading out to the rear garden, radiator, power points.

### Utility Area

11'10" x 10'4" (3.63 x 3.17)

Ceramic tiled flooring, full range of fitted kitchen units, extended work surfaces, power points, radiator, flat plastered ceiling, inset spot lighting, double stainless steel sink with single drainer, recess for white goods including plumbing for washing machine & dishwasher, double aspect Upvc windows, door leading to the rear garden, access door leading to the integral garage.

### Ground Floor W.C

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, vanity sink unit, radiator, half tiled walls, extractor fan, flat plastered ceiling, inset spot lighting.





#### First Floor

Central T-shaped landing, fitted carpet, loft access leading to insulated loft space, full size airing cupboard, power points.

#### Bedroom 1

11'4" x 11'5" (3.46 x 3.49)

Fitted carpet, coved ceiling, power points, T.V point, radiator, Upvc window, range of fitted wardrobes with sliding mirrored doors.

#### Bedroom 2

8'10" x 13'2" (2.7 x 4.03)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point.

#### Bedroom 3

10'0" x 11'10" (3.05 x 3.62)

Laminate flooring, coved ceiling, radiator, power points, Upvc window, full length fitted cupboard.

#### Bedroom 4

6'11" x 9'11" (2.12 x 3.04)

Fitted carpet, Upvc window, power points, radiator, coved ceiling.

#### Family Bathroom

Ceramic tiled flooring, bath & shower suite comprising of an over sized fully tiled shower cubicle, corner bath with shower mixer tap, low level W.C, vanity sink unit, fully tiled walls, inset spot lighting, heated towel rail, sealed unit double glazed window.

#### Outside

##### Outside To The Front

There is a large brick weave frontage providing ample off road parking for a variety of cars or leisure vehicles which leads to an integral garage with up and over door, power points and lighting. The garden is all enclosed by low level brick walls.

##### Outside To The Rear

There is a beautifully presented lawned garden with a very private rear aspect with a full range of specimen flowers and shrubs, central mature trees, 2 x timber and felt garden sheds, large patio seating area giving space for bistro style dining which is all enclosed by high walls and fencing.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

Band 'D'

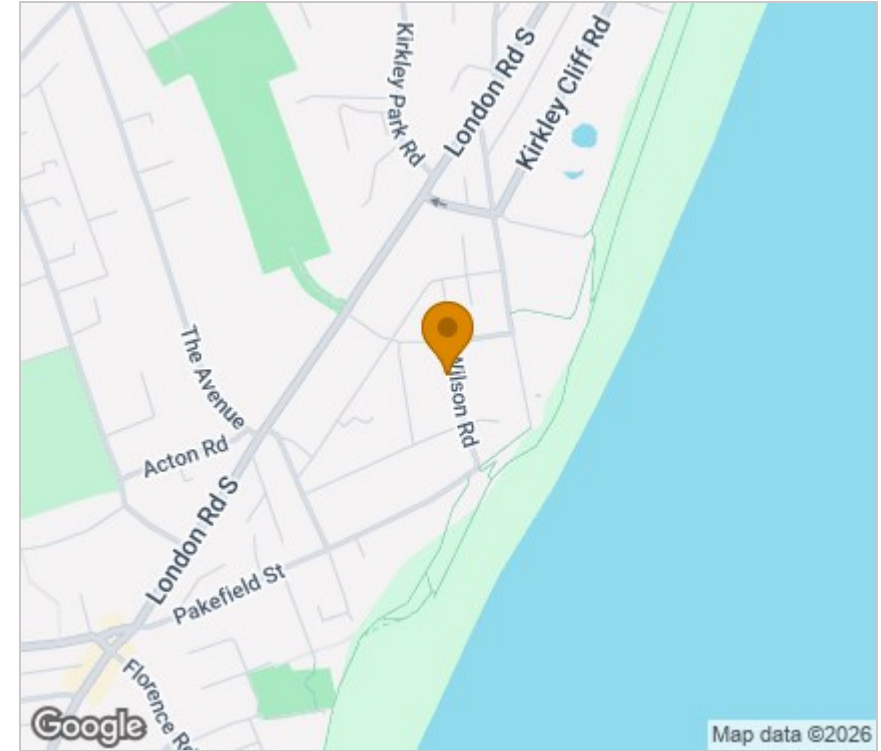
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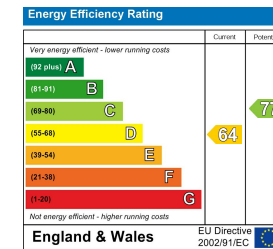
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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