



12 Honeysuckle Close

, Pakefield, NR33 7EJ

Asking Price £240,000



This detached family home, located in a sought-after cul-de-sac in Pakefield, offers great potential for those looking to put their own stamp on a property. It features a ground-floor cloakroom, a spacious lounge/diner, and three bedrooms with built-in storage. The property benefits from off-road parking for multiple vehicles, a detached brick-built garage, and a well-maintained front and rear garden. Inside, the entrance hall leads to a sitting room, kitchen with built-in appliances, and a conservatory with French doors to the garden. Upstairs, the three bedrooms are complemented by a family bathroom with a bath and electric shower. The home is chain-free and conveniently located near local amenities and shops, making it a perfect opportunity for buyers seeking a versatile and spacious home.



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

UPVC entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and doors open to a large storage cupboard, the cloakroom, sitting room, an additional cupboard & the kitchen.

Cloakroom 4'3" x 4'2" (1.31 x 1.28)

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, wall-mounted wash basin with mixer tap and tile splash backs.

Lounge/Diner 25'3" max x 10'10" max (7.71 max x 3.32 max)

Laminate flooring, UPVC double glazed window to the front aspect, x2 radiators, fireplace, serving hatch and UPVC sliding doors open to the rear garden.

Kitchen 10'6" max x 9'9" max (3.21 max x 2.99 max)

Laminate flooring, timber frame internal window to the rear aspect, serving hatch to lounge/diner, radiator, under-stair storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, extractor fan, space for a washing machine and a door opens into the conservatory.

Conservatory 10'3" max x 6'5" max (3.13 max x 1.96 max)

Vinyl tile flooring, UPVC double glazed windows, timber frame internal window to the rear aspect, radiator and x2 sets of UPVC French doors opening out to the rear garden.

Stairs leading to the First Floor Landing

Timber staircase leading to fitted carpet, loft access, storage cupboard and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1 10'7" x 10'0" (3.25 x 3.05)

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect, built-in storage cupboard and a radiator.

Bedroom 2 9'9" x 9'8" (2.99 x 2.97)

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect and a radiator.

Bedroom 3 9'9" x 6'11" (2.98 x 2.12)

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

Bathroom 7'7" x 5'6" (2.33 x 1.69)

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps & an electric shower set above.

Outside

The front of the property features a neatly laid lawn, with the entrance door sheltered by a storm porch. A large driveway offers off-road parking for multiple vehicles and leads to a detached garage. Double gates open into the rear garden, which boasts a paved patio area, a well-maintained lawn, and landscaped shrub and planted borders. There is pedestrian access to the garage, as well as a timber storage shed.

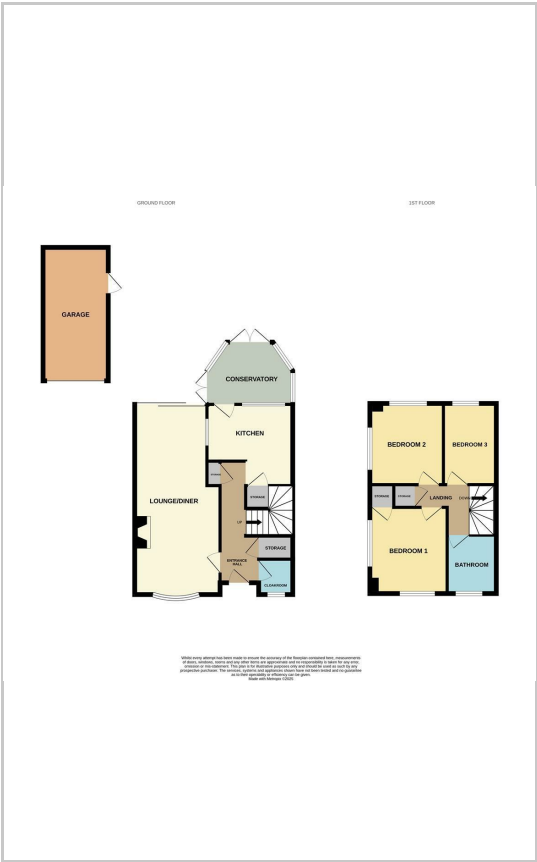
Financial Services

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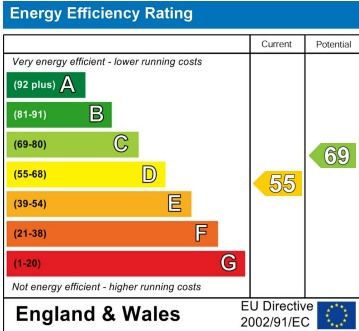
Area Map



Floor Plans



Energy Efficiency Graph



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