



10 Willow Road, Pakefield

In Excess of £280,000



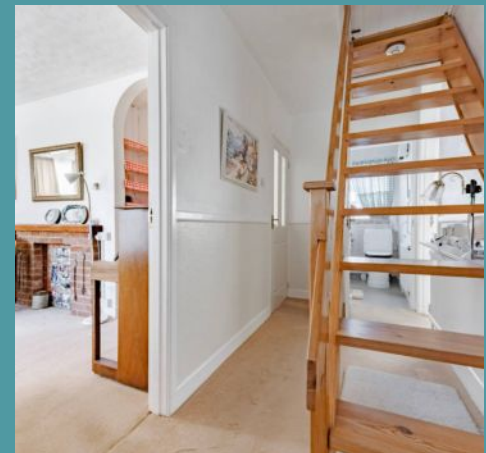
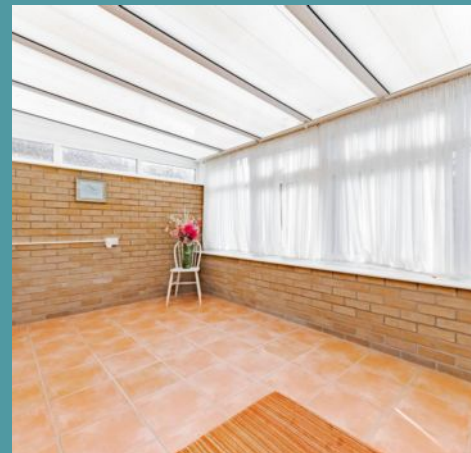
# 10 Willow Road

Pakefield, Lowestoft

Currently showcasing a single-floor layout, this detached property is ideal for individuals looking to downsize or those who prefer the ease of accessibility that a bungalow provides. If you require a home with renovation in mind, this property has the potential to convert its loft room into additional accommodation (stpp), with a staircase already in place. Its interior is bright and airy, highlighting a sitting room, kitchen, conservatory and two double bedrooms. Outside, you'll find a beautifully maintained garden, a driveway and carport. Acquire this home and experience a comfortable and convenient lifestyle, moments away from the coast.

## Location

This property is situated in Pakefield, in the seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.







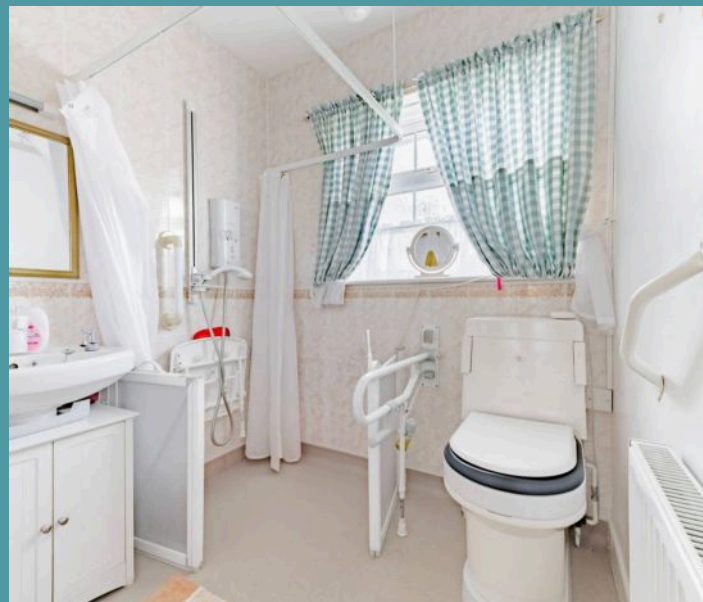
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Pakefield, Lowestoft

Upon entering this residence, you are immediately greeted by a welcoming sitting room, bathed in natural light that filters through the large window, creating an inviting ambience that is perfect for both relaxation and entertaining. Leading into the well-appointed kitchen, that is fitted with wall and base units, appliances and storage space, to be able to cook your favourite meals. Adjacent to the kitchen lies a sun-lit conservatory, with views of the beautiful garden. This versatile space can easily serve as a dining area or an additional reception room, to adapt to your own preferences and style.

The property features two double bedrooms, each thoughtfully designed to offer relaxation and privacy. A conveniently located shower room adds to the functionality of the home, comprising of a three piece suite. For those with expansion in mind, a staircase leads up to a loft area, holding the potential to be converted into additional accommodation (stpp).

Outside, you'll discover a maintained garden that is primarily laid to lawn, bordered by range of planted beds and botanical shrubbery. Complemented by a patio area that is suitable for your outdoor seating arrangements during the summer months. A brick-built outbuilding is suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a gated driveway providing off-road parking and a carport that shelters a parking spot.







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Pakefield, Lowestoft

### Agents Notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

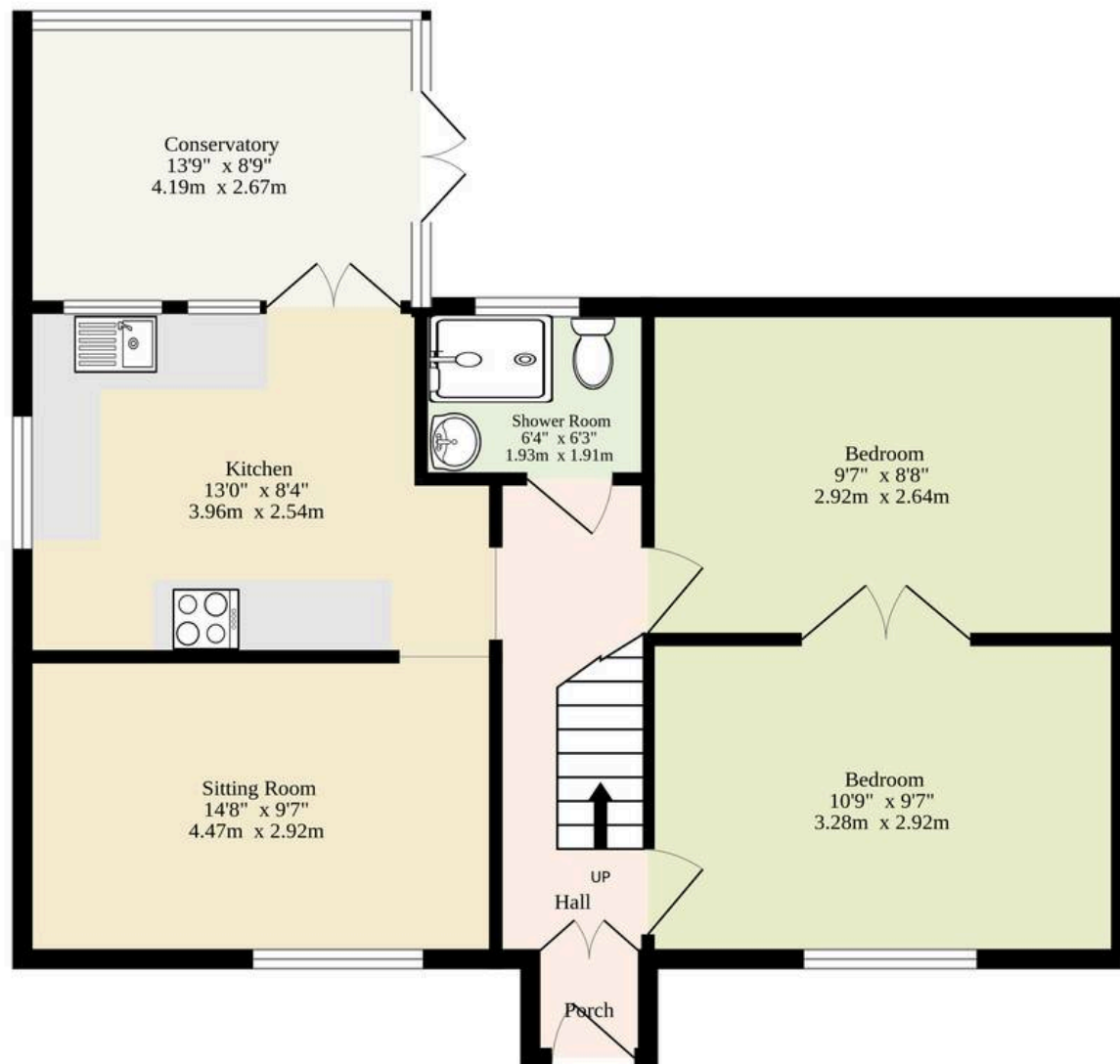
Council Tax Band: C

- Charming detached bungalow in the sought after area of Pakefield, in the coastal town of Lowestoft
- Perfect for someone looking to downsize or if you require a single-floor layout
- Comfortable sitting room filled with an abundance of natural light, for relaxation and entertaining
- Kitchen fitted with wall and base units, appliances and storage space
- Sun-lit conservatory offering views of the garden, with the versatility to be a dining room or additional reception space
- Two double bedrooms and a shower room
- Staircase leading up to a loft, with the potential to be converted into additional accommodation (stpp)
- Beautifully maintained garden that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking and a carport for sheltered parking
- Close to local shops, healthcare facilities, bus routes and the coast

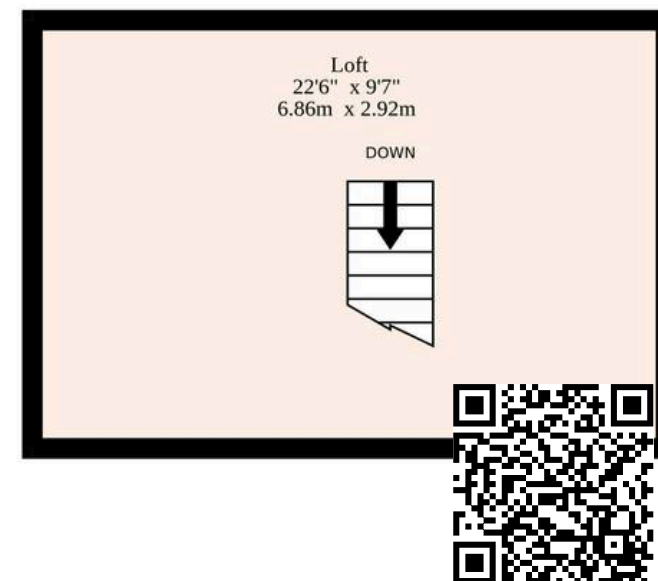




**Ground Floor**  
770 sq.ft. (71.5 sq.m.) approx.



**Loft**  
220 sq.ft. (20.4 sq.m.) approx.



**TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.**

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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