

£750,000
Asking Price



London Road Lowestoft, NR33 7QN

- Spacious detached family home
- Sought-after setback location on the outskirts of Pakefield/ Gisleham
- Walking distance to the beach
- Benefiting from an outside salt water pool with outhouse changing rooms
- 6 double bedrooms with multiple ensembles
- Home office facilities and external workshop
- Substantial rear garden with south facing pool area
- Stunning gallery landing
- Ample driveway with space for multiple vehicles
- Land to the rear with workshop and stables

**PAUL
HUBBARD**



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 Porch

2.10 x 0.78

UPVC double glazed sliding door to the front aspect, integral door mat and internal door opening into the entrance hall.

Entrance Hall

A welcoming entrance hall with natural stone tile flooring throughout, carpeted stairs leading up to the first floor landing, under-stair storage cupboard, radiator and doors opening to the garden room, cloakroom and main kitchen/dining area.



Cloakroom

2.34 max x 1.06 max

UPVC double glazed window to the front aspect, tile flooring throughout, a heated towel rail, vanity unit with hand wash basin and toilet with hidden cistern.

Kitchen/ Diner

7.14 max x 6.97 max

A generous open-plan living space incorporating a well-proportioned kitchen and dining area, UPVC double-glazed French doors open onto the rear garden, with internal doors leading to the rear lobby and sitting room.

Kitchen

UPVC double-glazed window to the front aspect, natural stone tiled flooring throughout and a traditional shaker-style kitchen fitted with a range of wall and base units topped with granite work surfaces. Features include a double Butler sink with mixer tap, integrated fridge, Falcon range cooker with extractor hood above and space for a dishwasher.



Lobby

1.61 x 1.45

UPVC double glazed stable door to the rear aspect opening into the garden, natural stone tile flooring throughout and doors opening to the gym/ additional bedroom and the utility room.

Gym/ Bedroom 6

5.08 max x 3.23 max

Previously used as a home gym, this versatile space also lends itself to use as a sixth bedroom. It features three double-glazed windows to the front and side aspects, carpeted flooring, a radiator, fitted wardrobes, and a door leading to an en-suite.

Bedroom 6 Ensuite

2.25 x 1.29

Wood effect laminate flooring throughout, part tile walls, a heated towel rail, electric shower enclosed within a glass and tiled cubicle, vanity unit with inset hand wash basin and toilet with hidden cistern.

Utility Room

3.83 max x 3.28 max

x2 Dual aspect UPVC double glazed window, natural stone tile flooring throughout, tile splash back, a radiator, wall mounted gas boiler, x2 loft hatches, a selection of wall and base units, laminate work surfaces, stainless steel sink with drainer, and space for appliances including a washing machine, tumble dryer and fridge/freezer.





Sitting Room

6.22 x 4.01

x2 UPVC double glazed windows, carpet flooring throughout, x2 radiators, a feature brick fireplace and internal doors opening to the garden room and home office.

Home Office

6.35 x 3.20

Situated at the rear of the property, this bright and versatile room, formerly used as a home office, offers flexible use. It features a UPVC double glazed window to the rear aspect, carpeted flooring throughout, a radiator, built-in shelving and cupboard space, and French doors opening directly onto the garden.

Garden Room

7.18 x 3.62

A room boasting natural light throughout with x2 UPVC double glazed French doors to the side aspect which provide access to the pool area and a UPVC double glazed window to the front, Karndean flooring and x2 radiators.

First Floor Gallery Landing

A stunning galleried landing which provides access to all bedrooms and the family shower room. With feature full length double glazed window to the front aspect, loft hatch and doors to a large airing cupboard.

Family Shower Room

2.86 x 1.78

A modern suite comprising of a walk-in rainfall shower sheltered by a glass screen, a vanity unit with inset hand wash basin and toilet with hidden cistern, heated towel rail and UPVC double glazed window to the rear aspect.



Bedroom 1

6.21 max x 5.21 max

A spacious and impressive master bedroom enjoying rear-facing field views and an additional side window. It features two radiators, two built-in wardrobes and a door leading to an en-suite.

Bedroom 1 Ensuite

2.87 x 1.84

Wood effect laminate flooring throughout, part-tile walls, a heated towel rail, a walk in-mains fed shower enclosed within a curved glass cubicle, vanity unit with inset hand wash basin and toilet with hidden cistern.

Bedroom 2

4.87 max x 3.20 max

x2 UPVC double glazed windows to the side aspect, carpet flooring throughout, a radiator and doors opening to a built-in cupboard and en-suite shower room.

Bedroom 3

3.85 x 2.54

UPVC double glazed window to the rear aspect benefiting from field views, carpet flooring throughout and a radiator.

Bedroom 4

4.19 x 3.61

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail and a radiator.

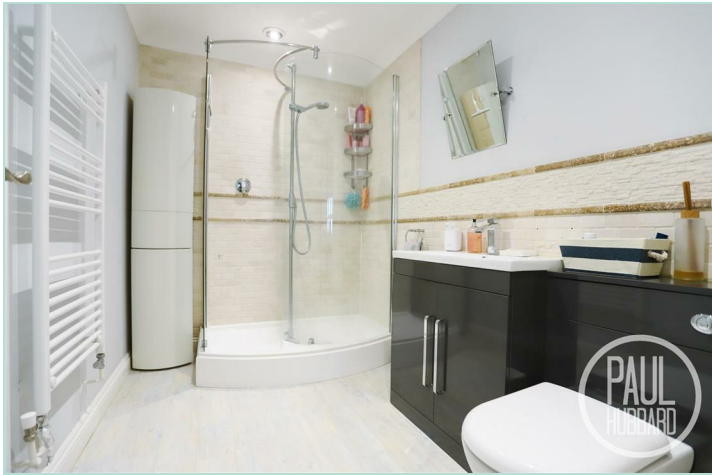
Bedroom 5

3.57 x 3.01

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail and a radiator.







Outside

Set back from the main road, stretching across approximately 1.4 acres of land is this well presented, detached family home. At the front of the property, a generous, sweeping shingle driveway provides ample space for multiple vehicles and is bordered by a landscaped lawn featuring feature shrubs and elegant bamboo planting. A concrete pathway, flanked by decorative brick wall flower beds, leads gracefully to the main entrance, while a timber gate offers convenient access to the rear garden.

At the rear of the property lies a spacious, well-maintained lawn garden, adorned with a variety of mature trees and landscaped areas featuring decorative plants and shrubs. A patio seating area provides a perfect spot to relax and leads to a shingled section that accommodates a workshop, as well as an additional brick-weave seating area with a charming summer house, complete with natural light and power. For those with a green thumb, there is a dedicated vegetable patch with raised planters, a greenhouse, a walk-in fruit cage, and an additional timber garden shed.

Pool Area

4.08 approx. x 2.58 approx.

The property benefits from a separate pool area which sits off of the side of the garden room, bordered within a brick wall surround and awning. With resin flooring, a sizeable salt water, heated pool and outhouse which provides changing facilities and a WC, and also houses the pump and has gated access to the rear garden.

Workshop

5.96 approx. x 2.95 approx.

A purposefully built external workshop with light and power inside, base unit with laminate work surface, stainless steel sink with over water heater and electric radiator.

Land to the rear

Beyond a timber gate to the rear of the property lies a separate area of lawned land, complete with a pond and additional outbuildings formerly used as stables and an additional workshop, set on a concrete pad. French doors open onto a seating area overlooking the pond, an ideal spot to relax and enjoy the surrounding nature. A field gate also provides direct access from the driveway to the side aspect.

Agent Note

- The driveway is subject to a right of way in favour of neighbouring properties for access purposes.

Financial Services

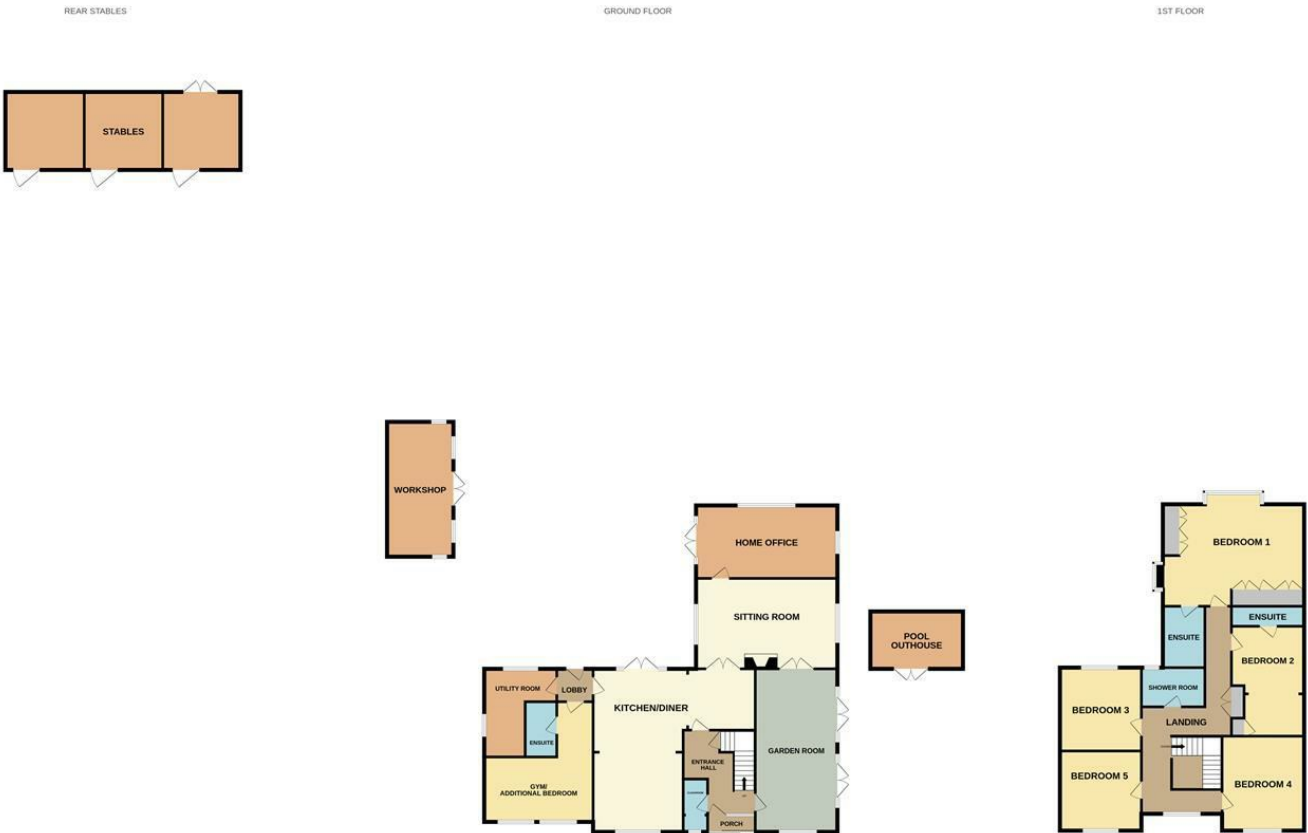
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Tenure: Freehold
Council Tax Band: G
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 2002/91/EC



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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