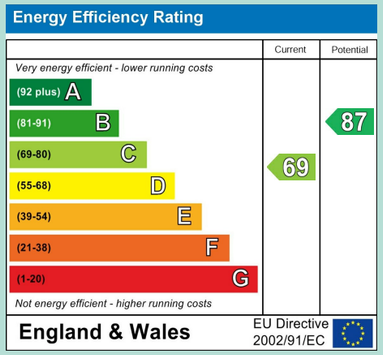
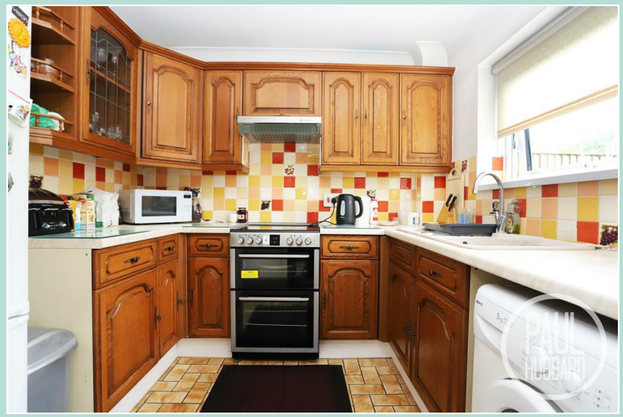
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council











Green Drive

Pakefield, NR33 7JR

- Mid terrace family home
- 2 separate bedrooms
- A sought after cul-de-sac
- Porch & hallway entrance
- Ample storage solutions
- Open-plan lounge/ diner
- UPVC triple glazed windows
- Gas central heating with combi boiler
- Fully enclosed rear garden
- Close to local amenities & shops

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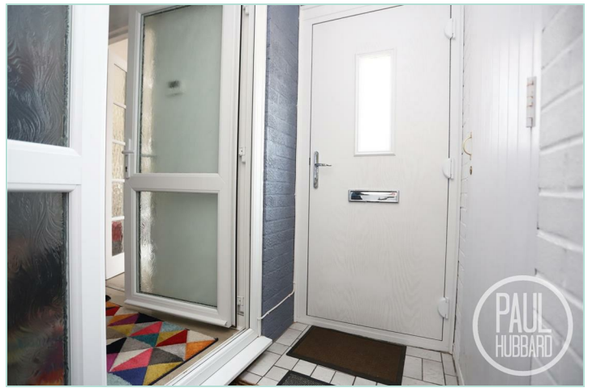
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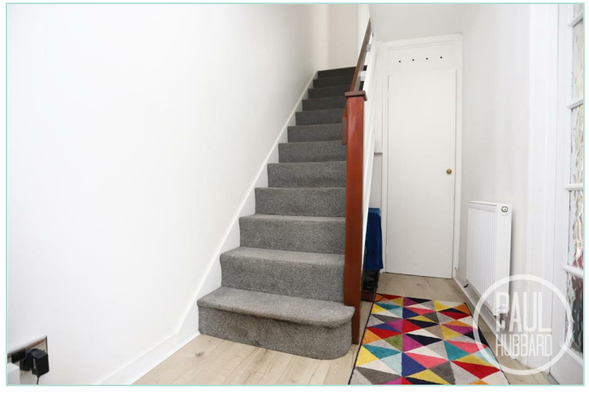
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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









Location
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 excellent public transport links, and a vibrant local community.

Porch Entrance
2.15 x 0.99
Composite entrance door to the side aspect, tile flooring, radiator, built-in storage cupboards and a UPVC door & double glazed obscure window to the rear aspect opens into the hallway.

Hallway
Laminate flooring, radiator, stairs leading to the first floor landing and doors open to a large storage cupboard and the lounge/ diner.

Lounge/ Diner
6.59 max x 3.04 max
Laminate flooring, UPVC triple glazed window to the front aspect, x2 radiators, a doorway opening leads through to the kitchen and UPVC triple glazed French doors open out to the rear garden.

Kitchen
2.58 x 2.46
Tile flooring, UPVC triple glazed windows to the rear aspect, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, tile splash backs and spaces for an oven, washing machine & fridge freezer.

Stairs leading to the First Floor Landing
Fitted carpet, loft access and doors opening to bedrooms 1-2 & the bathroom.

Bedroom 1
4.83 max x 3.83 max
X2 UPVC triple glazed windows to the front aspect, fitted carpet and a radiator.

Bedroom 2
3.24 max x 2.93 max
Laminate flooring, UPVC triple glazed windows to the rear aspect and a radiator.

Bathroom
2.09 x 1.70
Vinyl flooring, UPVC triple glazed obscure window to the rear aspect, tile splash backs, extractor fan, radiator, toilet & wash basin set into a vanity unit with hot & cold taps and a panelled bath with a mixer tap & a mains-fed shower set above.

Outside
The front garden is designed for low maintenance, featuring decorative shingle and a pathway that leads to the main entrance door. Outdoor lighting provides both convenience and added security.

The rear garden offers a well-maintained lawn and a paved patio area, perfect for outdoor seating and entertaining. It is bordered by mature plants and shrubs, creating a pleasant and private atmosphere. Additional features include an outdoor tap, a pathway that leads to a designated bin storage area, a timber storage shed, and gated access to the rear.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.







