

# HARDIMANS



**6 Dolphin Close**  
Pakefield, Lowestoft, NR33 0LA  
Offers Over £230,000

# HARDIMANS



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## 6 Dolphin Close, Pakefield, Lowestoft, Suffolk, NR33 0LA

Situated in Dolphin Close, Pakefield a quiet cul-de-sac, this delightful semi-detached house presents an excellent opportunity for those seeking a coastal lifestyle. With the sea and beach just a short stroll away, this property is perfectly positioned for beach lovers and those who enjoy the tranquillity of seaside living.

The house boasts two spacious reception rooms and three well-proportioned bedrooms offering comfortable accommodation for families or guests, while the two bathrooms ensure convenience for all. Having enclosed rear garden and a garage in a nearby block, providing secure storage for vehicles or outdoor equipment.

Situated in a popular location, this property is not only appealing for its proximity to the beach but also for its welcoming community atmosphere. The absence of an onward chain simplifies the buying process, making it an attractive option for prospective homeowners.

Whether you are looking for a family home or a seaside retreat, this property is well worth a visit.

### ENTRANCE

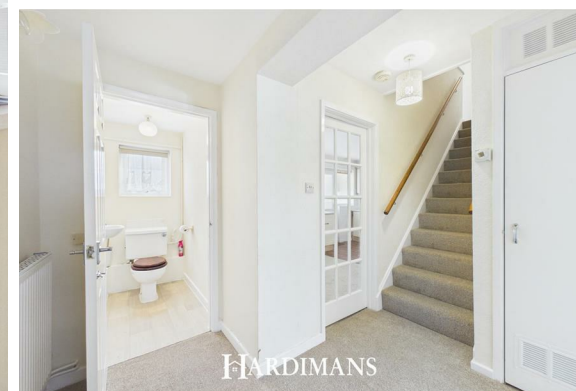
upvc double glaze door to front, storage cupboard, radiator

### WC

upvc double glaze frosted window to rear aspect, low level WC, hand wash basin and radiator.

### SITTING ROOM

upvc double glaze windows to front and side aspects, fireplace with mantle and surround, radiators and coved ceiling.





### **KITCHEN/DINING ROOM**

uPVC double glaze window into conservatory, worktop space, cupboards and drawers under, cupboards above, sink with drainer, gas hob, Beko double oven, under stairs cupboard, radiator and coved ceiling.

### **CONSERVATORY**

uPVC double glaze siding doors to rear garden, uPVC double glaze windows to rear and side aspect, radiator and cupboards above.

### **STAIRS TO FIRST FLOOR AND LANDING**

radiator, loft hatch.

### **BEDROOM 1**

upvc double glaze window to front aspect, built in wardrobe with sliding doors, radiator and coved ceiling.

### **BEDROOM 2**

upvc double glaze window to rear aspect, built in wardrobe with sliding doors and radiator.

### **BEDROOM 3**

upvc double glaze window to front aspect, radiator and coved ceiling.

### **SHOWER ROOM**

upvc double glaze frosted window to rear aspect, low level WC, hand wash basin, shower cubicle, fully tiled walls, radiator and coved ceiling.



## OUTSIDE

To the front, garden laid to lawn with flower/shrub border, side access gate to rear,

To the rear, garden laid to lawn with patio areas, borders surround, fully enclosed, standings for shed.

## GARAGE

In Block

## TENURE

Freehold

## COUNCIL TAX BAND

B

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

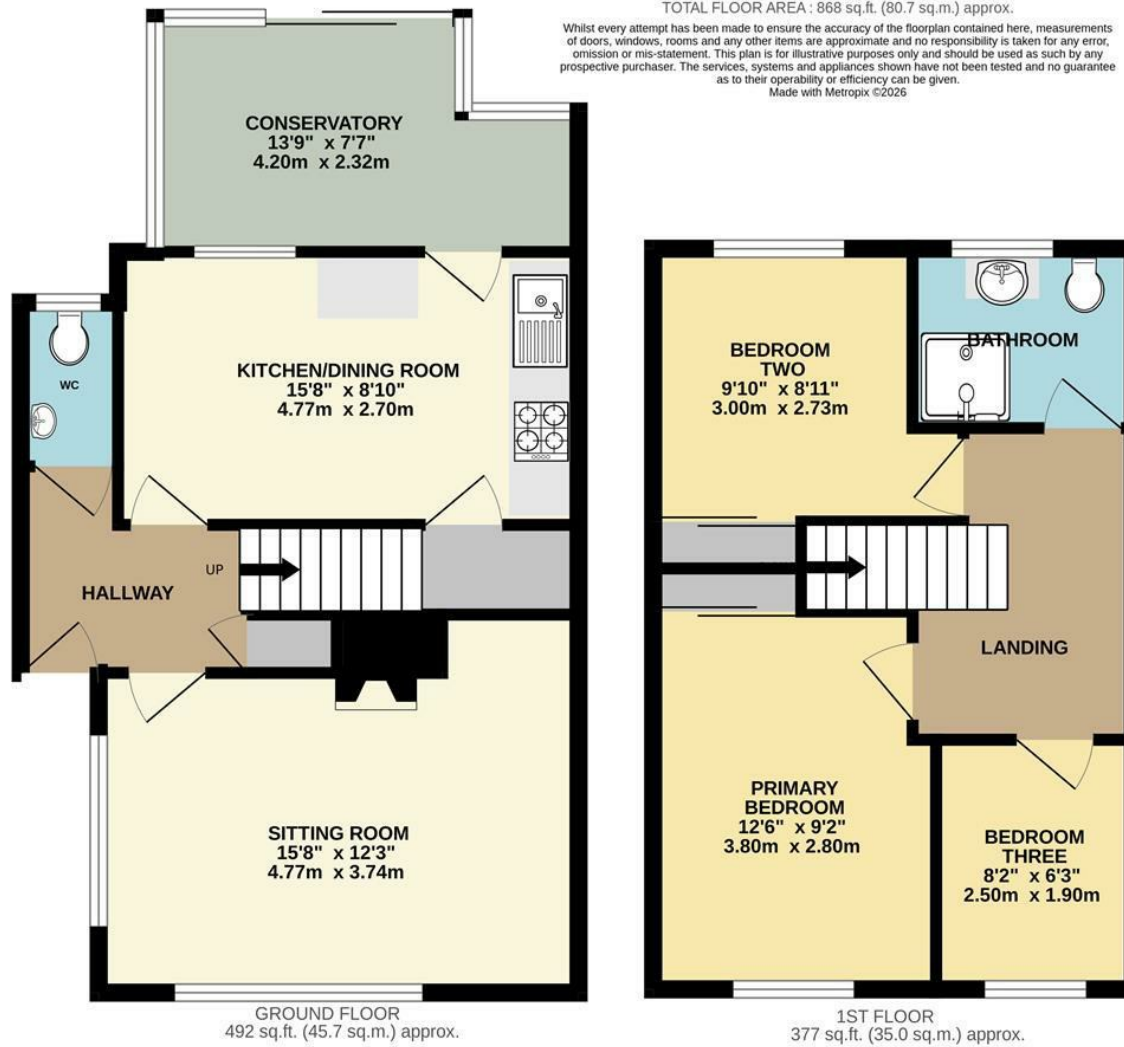
\* Broadband: Could achieve speeds of Ultrafast 2000mbps

\* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

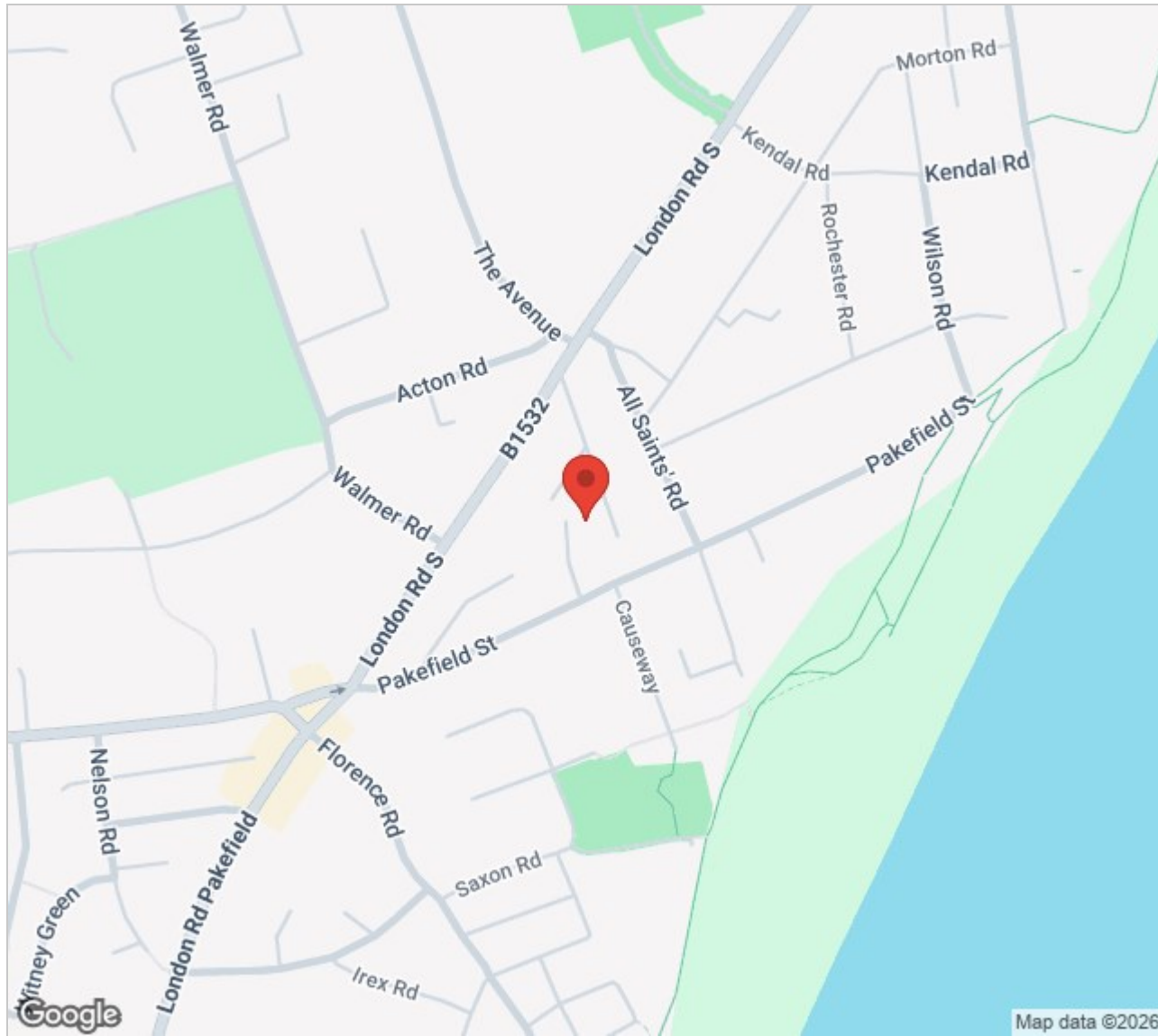
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



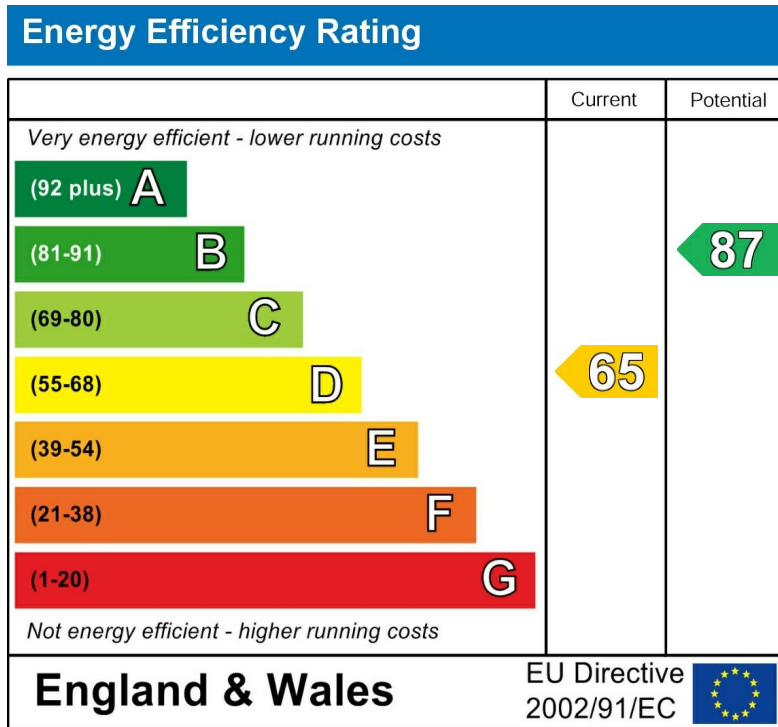
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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