



Aldreds
Estate Agents

46 All Saints Road
Pakefield, Lowestoft, NR33 0JL
Offers Over £400,000



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Pakefield, Lowestoft, NR33 0JL

Aldreds are delighted to offer this exceptional three bedroom detached family home, ideally situated in the highly sought after area of East Pakefield, just a two-minute stroll from the beautiful Pakefield beach and an excellent range of local amenities. Built in the 1930s, this outstanding home has been beautifully maintained and thoughtfully updated by blending its original character features with modern comforts. Benefits include gas central heating and carefully replaced uPVC windows with stained glass. The spacious and versatile accommodation includes a wide entrance hall, sitting room and a generous lounge that opens into a bright garden/formal dining room which then leads into a conservatory overlooking the rear garden. The ground floor also offers a high quality fitted kitchen, a practical lobby area and a convenient cloakroom/WC. Upstairs, a wide central landing provides access to three well-proportioned bedrooms and a spacious family shower room. Outside, the property has a driveway providing ample off road parking. To the rear is a beautifully landscaped, generous lawned garden with two timber outbuildings and a greenhouse. Homes of this calibre, combining period charm, generous living space and an enviable coastal location, rarely come to the market. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Wide Entrance Hall

Laminate flooring, feature stained glass entrance door and side window, full length cupboard, radiator, staircase leading to first floor, power points.

Cloakroom

Ceramic tiled flooring, low level WC, wall mounted sink, heated towel rail, part tiled walls, extractor fan, uPVC window.

Dining Room/Sitting Room

12'9" x 13'6" (3.89 x 4.14)

Laminate flooring, stained glass uPVC walk-in bay window, power points, radiator, beautiful feature tiled and timber fireplace with living flame gas fire, original picture rails.

Lounge

12'1" x 11'3" (3.7 x 3.45)

Laminate flooring, beautiful tiled and timber fireplace with inset open fire, original picture rails, power points, TV point, radiator, wide opening leading to:-

Garden Room/Dining Room

15'11" x 8'4" (4.87 x 2.55)

Laminate flooring, feature self-cleaning glass roof, radiator, power points, ample space for family size dining table and chairs, double sliding doors leading to:-

Conservatory

11'7" x 9'2" (3.55 x 2.8)

Ceramic tiled flooring, pitched poly-carbonate roof, large aspect uPVC windows, double doors leading out to the rear garden.





Kitchen

10'11" x 13'11" (max) (3.35 x 4.26 (max))

Tile effect laminate flooring, quality fitted kitchen units with extended solid timber work surfaces, Butler style ceramic sink, Range cooker space with double width extraction cooker hood, feature curved corner units, flat plastered and coved ceiling, spotlighting, large aspect uPVC window, integrated dishwasher, tiled splashbacks, feature vaulted Velux window, door leading to:-

Rear Lobby

Ceramic tiled flooring, recess and plumbing for an automatic washing machine, recess for a full length fridge/freezer, uPVC door leading out to the rear garden.

Wide Central Landing

Coved ceiling, feature stained glass window.

Bedroom 1

12'1" x 13'6" (3.7 x 4.12)

Fitted carpet, original cast iron fireplace, original picture rails, uPVC stained glass bay window, radiator, power points.

Bedroom 2

9'11" x 12'1" (plus wardrobe recess) (3.04 x 3.7 (plus wardrobe recess))

Fitted carpet, original picture rails, uPVC window, power points, radiator, a full range of quality fitted wardrobes with sliding doors.

Bedroom 3

8'5" x 7'3" (2.57 x 2.22)

Laminate flooring, picture rails, uPVC stained glass window, radiator, power points.

Family Shower Room

Laminate flooring, double width shower cubicle with Aquaboard splashbacks, pedestal sink, low level WC, part Aquaboard panelled walls, shaver socket, double aspect uPVC windows, full length airing cupboard, radiator, loft access.

Outside

To the front of the property there are double timber gates leading to a concrete driveway providing ample off road parking, all enclosed by low level brick walls. Outside to the rear is a very sizeable south/west facing lawned garden with a range of flowers and shrubs, mature trees, central timber pergola leading to a further lawned garden area, substantially built timber and felt garden shed/workshop, greenhouse, second large timber storage shed, brick BBQ area along with a patio seating area, a very private side and rear aspect.

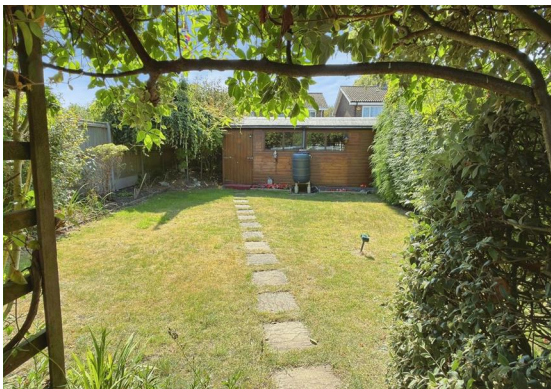
Tenure And Services

Freehold

Council Tax Band - C

Mains Gas Electric Drains And Water

Ref: L2657/07/26



Floor Plan



Viewing

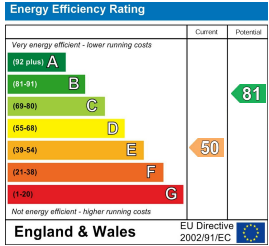
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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