

# HARDIMANS



**61 London Road**  
**Pakefield, Lowestoft, NR33 7AD**  
**Offers Over £250,000**

# HARDIMANS



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## 61 London Road, Pakefield, Lowestoft, Suffolk, NR33 7AD

This semi-detached house on London Road, Pakefield, Lowestoft, offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

One of the standout features is its contemporary kitchen and bathrooms. The kitchen is functional, making it a joy to prepare meals. The bathrooms are equally impressive, offering a serene space to unwind. Additionally, the house benefits from a garage at the rear, providing convenient storage or parking options.

Situated just a stone's throw from Pakefield Beach, this property allows for easy access to the stunning coastline, perfect for leisurely strolls or enjoying a day by the sea.

Whilst the property has been modernised it does still require some finishing touches. Don't miss the chance to make this lovely property your own.

### ENTRANCE HALLWAY

Door to front, UPVC double glaze windows to front aspect, UPVC double glaze window to side aspect, archway and stairs to first floor.

### SITTING ROOM/DINING ROOM

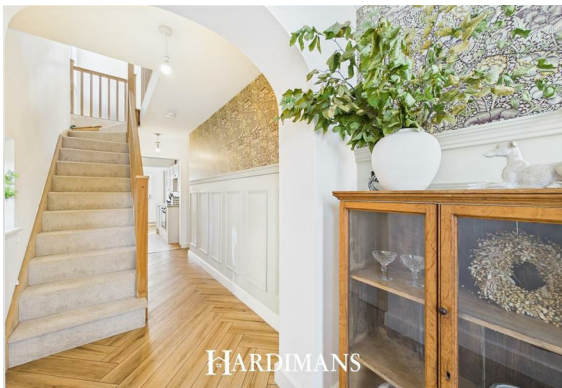
UPVC double glaze walk in bay windows to front, air conditioning unit and opening to conservatory, (currently blocked off)

### KITCHEN

UPVC double glaze window to rear aspect, worktop, sink with drainer, cupboards and drawers under and cupboards above, built-in oven and electric hob and integrated washing machine and dishwasher.







### CONSERVATORY

UPVC double glaze double doors to rear garden, UPVC double glaze windows to rear and side, power and lighting.

### FIRST FLOOR LANDING

UPVC double glaze window to front aspect, UPVC double glaze window to side aspect and stairs to 2nd floor.

### BATHROOM

UPVC double glaze window to rear aspect, low level WC, hand wash basin, bath with shower above, tiled floor, partial tiled to wall and auto sensor spot lights and extractor fan.

### BEDROOM THREE

UPVC double glaze window to front aspect.

### BEDROOM TWO

UPVC double glaze window to rear aspect, built-in cupboard with heating system within.

### SECOND FLOOR LANDING

UPVC double glaze Velux window and built-in storage cupboard.

### PRIMARY BEDROOM

UPVC double glaze window to rear aspect, UPVC double glaze Velux window to front, roof storage cupboards and air conditioning unit.





### EN SUITE/WET ROOM

UPVC double glaze window to rear aspect, low level WC, bespoke counter top sink, walk-in shower, fully tiled, auto sensor lights and extractor fan.

### OUTSIDE

To the front raised patio garden with path to front door. To the rear, patio areas, raised beds, fully enclosed with fencing surround and rear access gate.

### GARAGE

Electric door, rear access door, UPVC double glaze window to rear and workshop benches.

### TENURE

Freehold

### COUNCIL TAX BAND

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### MATERIAL INFO

This property has:

Mains Electric, water & sewerage - heating by air source pump

Flood Risk Info: Very low

\* Broadband: Fixed wireless - Could achieve speeds of Ultrafast 10000mbps.

\* Mobile: EE, 02, THREE, 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.







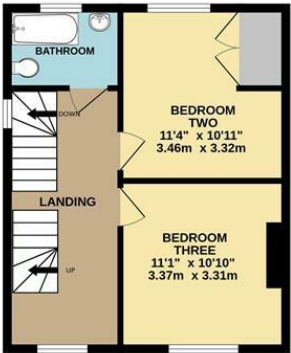
Floor Plan



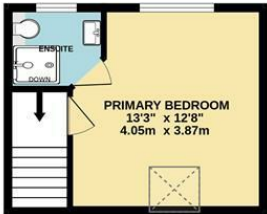
TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

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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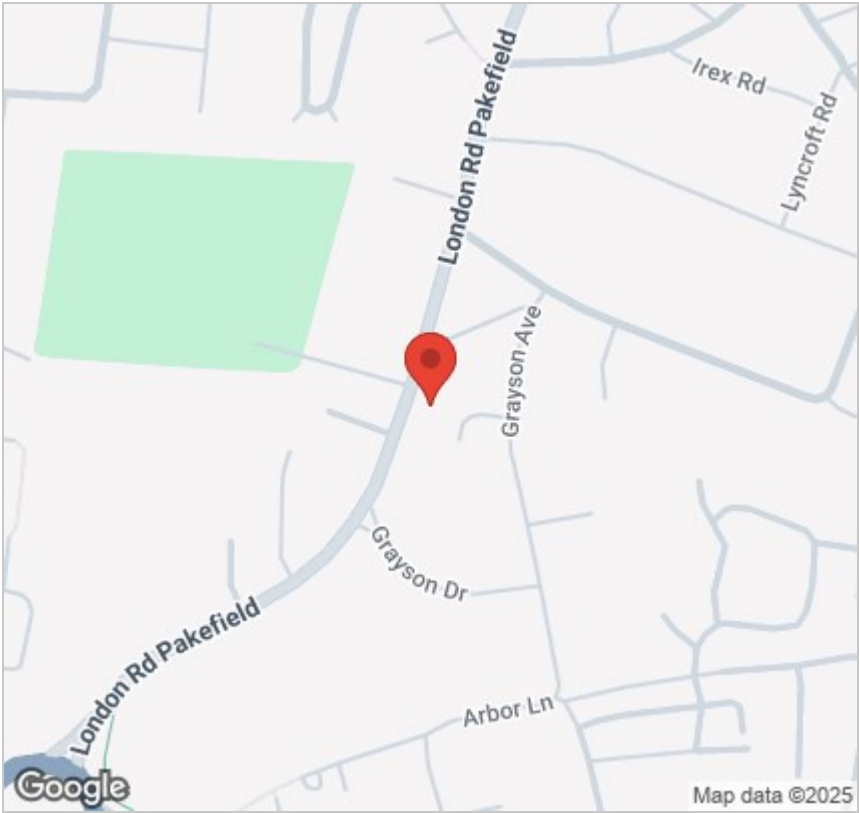


**1ST FLOOR**  
405 sq.ft. (37.6 sq.m.) approx.

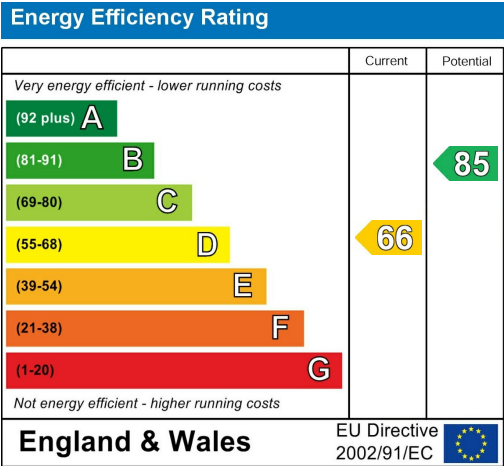


**2ND FLOOR**  
223 sq.ft. (20.7 sq.m.) approx.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

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