

# HARDIMANS



**7 Wilson Road**  
Pakefield, Lowestoft, NR33 0JA  
**£400,000**

HARDIMANS



## 7 Wilson Road, Pakefield, Lowestoft, Suffolk, NR33 0JA

Positioned on one of Pakefield's desirable roads, just moments from the award-winning beach and picturesque clifftops at the end of the street, this attractive non-estate three bedroom chalet bungalow presents a rare opportunity to acquire a beautifully improved coastal home set on a generous plot. The property has benefitted in recent years from extensive upgrades including re-wiring, a replacement boiler, new windows and updated fascias, meaning the essential improvements have already been taken care of. A new owner can simply move straight in and personalise the remaining elements to their own taste.

The accommodation is versatile and well-proportioned, offering three double bedrooms. Two are located on the ground floor, both benefitting from fitted storage, alongside a ground floor shower room that offers scope for further enhancement. The first-floor bedroom is complemented by additional storage at the top of the stairs. The remaining loft space is fully boarded, houses the recently fitted boiler, and offers excellent potential for further conversion subject to the necessary permissions.

Externally, the property continues to impress. The front garden provides secure, gated off-road parking with side access leading to the garage. The rear garden has been thoughtfully landscaped to create a private sanctuary, featuring a generous sized garage.

### PORCH





**HALL**

Wooden flooring, ceiling lights, radiator, stairs to first floor.

**SHOWER ROOM**

Tiled flooring & walls, toilet, sink, shower, window to rear aspect, ceiling light.

**KITCHEN/BREAKFAST ROOM**

Tiled flooring, wall and base units, window to rear aspect, patio doors to rear, breakfast bar, ceiling light, radiator.

**SITTING ROOM/DINING ROOM**

Wooden flooring, window to side and rear aspect, radiator, ceiling light.

**PRIMARY BEDROOM**

Carpet flooring, ceiling light, window to rear aspect, radiator, built in cupboard.

**BEDROOM 2**

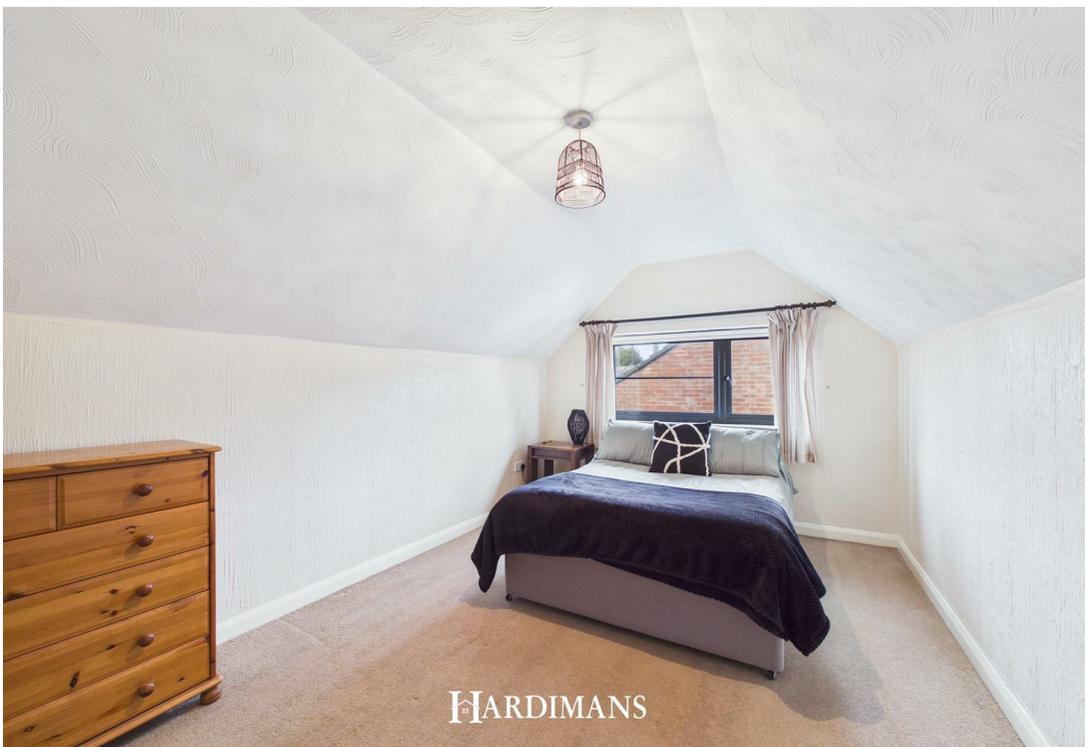
Carpet flooring, radiator, window to front aspect, ceiling light.

**STAIRS TO FIRST FLOOR**

**BEDROOM 3**

Carpet flooring, window to side aspect, radiator, ceiling light.

**LOFT**



## OUTSIDE

The front garden provides secure, gated off-road parking with side access leading to the garage, shingled area, pathway and flower borders. The rear garden has been thoughtfully landscaped to create a private sanctuary,

## OVERSIZED GARAGE

## TENURE

Freehold

## COUNCIL TAX BAND

C

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info:

\* Broadband:

\* Mobile;

\* 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.





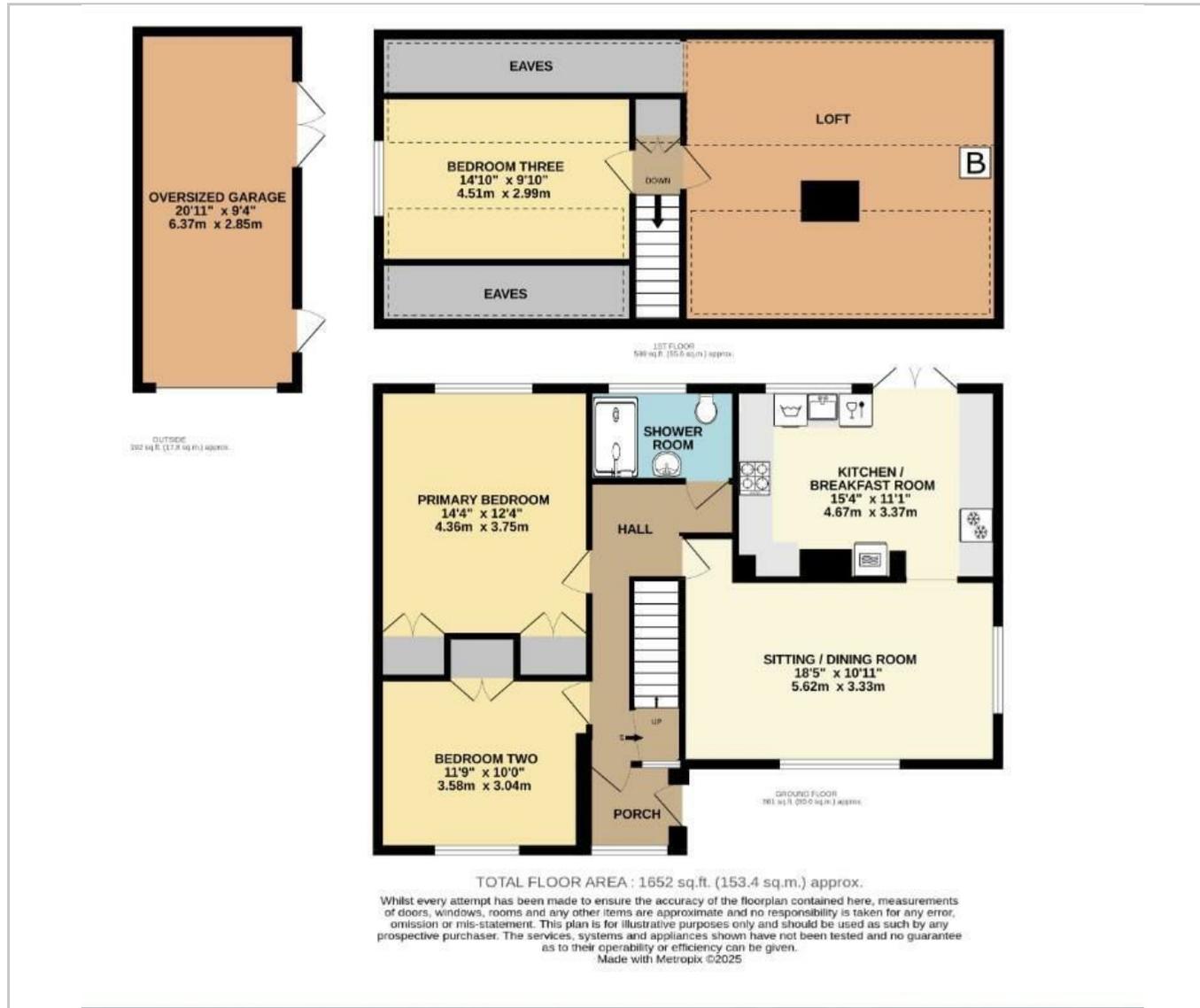
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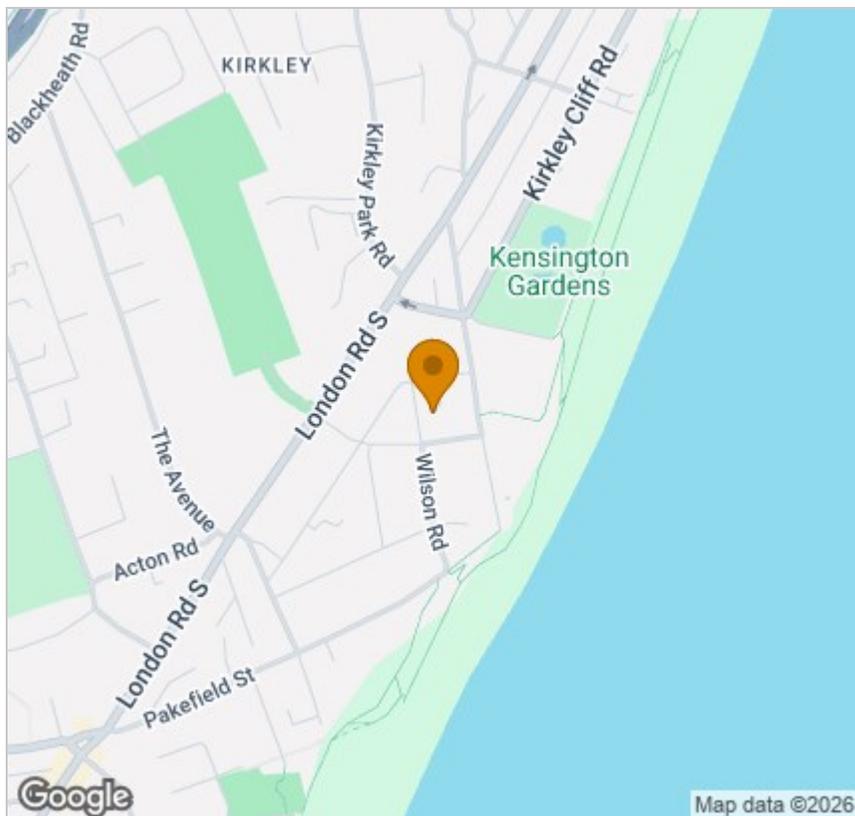
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# Floor Plan



## Area Map



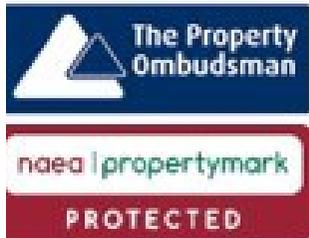
## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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