

Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£220,000
 Asking Price



Kingston Close
 Lowestoft, NR33 7DR

- Well presented semi detached bungalow
- Chain free
- 2 double bedrooms
- Cosy sitting room with adjoining conservatory
- Gas central heating & UPVC double glazing
- Neatly landscaped rear garden
- Ready to personalise & make your own
- Off road parking for multiple vehicles
- Great transport links nearby
- Close to local amenities, shops & schools



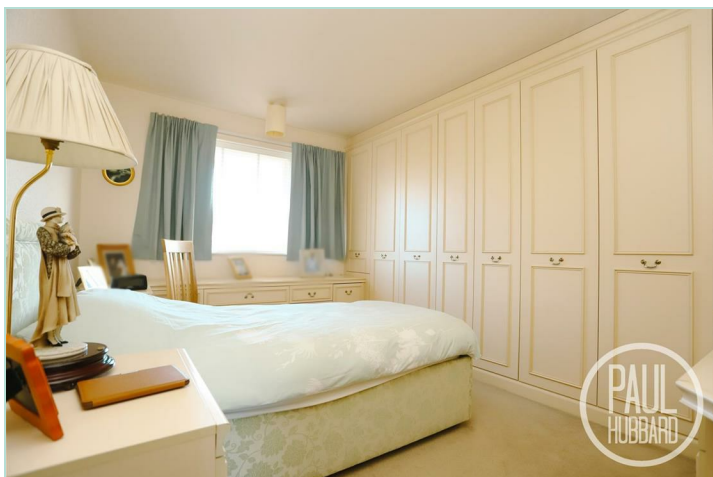
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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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 top-rated schools, excellent public transport links, and a vibrant local community.

Entrance Hall

UPVC entrance door to the front aspect, laminate flooring, radiator, loft access and doors opening to bedrooms 1-2, the sitting room, kitchen/ diner & an airing cupboard.

Bedroom 1

3.97 x 3.20
Fitted carpet, UPVC double glazed window to the front aspect and fitted wardrobes & units.

Bedroom 2

3.32 x 3.27
Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.

Sitting Room

4.25 x 3.24
Fitted carpet, radiator, fireplace and UPVC French doors opening to the conservatory.

Conservatory

3.47 x 2.40
Tile flooring, dual aspect UPVC double glazed windows and UPVC French doors open to the rear garden.

Kitchen/ Diner

3.96 x 3.23
Laminate flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven & fridge-freezer, built-in extractor hood, built-in storage cupboard and a door opens into the rear lobby.

Rear Lobby

Tile flooring, radiator, doors opening to the shower room, utility room & WC and a UPVC door opens to the rear garden.

Utility Room

1.49 x 0.88
Ready for customisation & making your own the utility room provides plumbing for a washing machine along with a UPVC double glazed obscure window to the side aspect, consumer unit and space for drying washing or storage.

Shower Room

1.53 x 1.37
Tiled flooring & walls, extractor fan, UPVC double glazed obscure window to the rear aspect, heated towel rail, wash basin set into a vanity unit with a mixer tap, a walk-in mains fed shower with a glass screen.

WC

1.44 x 0.84
Laminate tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, gas boiler and a toilet.

Outside

To the front, a spacious brick weave driveway provides off-road parking for multiple vehicles, bordered by a brick wall surround. The main entrance door is sheltered, and gated side access leads through to the rear garden.

The west-facing rear garden is thoughtfully landscaped and designed for low maintenance, featuring a resin patio area ideal for outdoor seating and entertaining. Additional benefits include useful side storage space, an outdoor tap, timber storage shed and a summer house. An artificial lawn, neatly planted borders and a mature tree add character and greenery, while the garden is fully enclosed by panel fencing and enjoys a high degree of privacy, not overlooked.

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.

