

£675,000  
Asking Price



## Seven Acres

Pakefield, NR33 7AZ

- Stunning detached family home
- Situated in a quiet cul-de-sac in pakefield
- Chain free
- 6 double bedrooms, 3 with en-suites
- Multiple reception rooms including a bright conservatory
- Gated off Road parking for multiple vehicles & double garage
- Spacious throughout
- Period features
- West-facing rear garden
- Close to local amenities & shops

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**PAUL  
HUBBARD**



### 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

Step through the entrance door with a stained glass window into a spacious and welcoming hallway with elegant tiled flooring. The hall provides access to the ground floor reception areas, a convenient shower room, the kitchen/ breakfast room, and a useful under-stair storage cupboard.

### Ground Floor Reception Room

4.69 max into bay x 4.35 max

Ideal as a home office or additional family room, this versatile space features a beautiful bay window and fitted carpet, offering comfort and flexibility to suit your lifestyle.

### Sitting Room

6.29 max into bay x 4.36

A generously sized sitting room complete with a bay-fronted window and a brand new charming fireplace. Double doors open into the adjoining dining room, creating a lovely flow for entertaining and family gatherings.

### Dining Room

4.35 x 3.33

A warm and inviting space with two windows providing natural light, this room is perfect for formal dinners or social occasions. Carpeted for comfort, it is conveniently situated between the sitting room and the kitchen.



### Kitchen / Diner

7.14 max x 4.93 max

A bright and practical kitchen/dining space with tiled flooring and ample built-in storage. There's room for a breakfast or dining table, making it ideal for casual meals. Two windows overlook the rear garden, offering a pleasant view while washing up. The kitchen features units above and below, laminate worktops, a stainless steel sink and drainer with mixer tap, and a Rangemaster cooker with built-in extractor. There's also space for an American-style fridge freezer and a dishwasher. Double doors open to the conservatory, and a separate door leads to the utility room.

### Conservatory

4.0 x 3.81

A wonderful extension of the living space, the conservatory is bathed in natural light from UPVC double-glazed windows on all sides. Featuring tiled flooring, a ceiling fan with integrated light, and ample room for furniture, it opens out to the rear garden making it perfect for relaxing or entertaining.



### Utility Room

4.23 max x 4.10 max

With its own entrance from the front, this spacious utility room is ideal for bringing in pets or muddy boots before entering the main house. It includes built-in storage, units above and below, a stainless steel sink with drainer and mixer tap, and spaces for a washing machine, tumble dryer, and additional appliances. A window overlooks the rear, and doors provide access to the garden and the double garage.



### Double Garage

7.75 max x 5.86 max

A large double garage with two electric up-and-over doors to the front, offering space to park multiple vehicles. Fitted with power, lighting, shelving, and additional storage, it also has a rear door leading into the garden.

### First Floor Landing

A galleried-style landing with fitted carpet, providing access to all first-floor bedrooms and the main bathroom. Features include an airing cupboard and a sash window to the front. Stairs lead up to the second floor.

### Bedroom 1

4.70 into bay x 4.36

A spacious double bedroom with fitted carpet, bay-fronted sash windows, built-in wardrobes, and a private ensuite shower room.

### Ensuite Shower Room (Bedroom 1)

2.85 x 1.49

With tiled flooring, a sash window to the side, a WC, wash basin set within a vanity unit with mixer tap, and a mains-fed shower in a cubicle enclosure.

### Bedroom 2

4.70 max into bay x 4.36

Another generously sized double bedroom with fitted carpet, bay-fronted sash windows, built-in wardrobes, and access to a private ensuite shower room.

### Ensuite Shower Room (Bedroom 2)

2.02 max x 2.35 max

Comprising tiled flooring, a sash window to the side, WC, vanity unit with wash basin and mixer tap, and a mains-fed shower set within a cubicle.

### Bedroom 3

4.35 x 3.33

Bedroom 3 offers fitted carpet, two rear-facing sash windows, and built-in wardrobes.

### Main Bathroom

2.69 x 1.70

Featuring tiled flooring and a sash window to the rear, the family bathroom includes a WC, wash basin set within a vanity unit with mixer tap, and a panelled bath with mixer tap and handheld shower attachment.

### Bedroom 4

4.35 x 2.78

Bedroom 4 features fitted carpet, two sash windows to the rear, and a built-in wardrobe.

### Second Floor Reception 1/ Bedroom

6.37 max x 5.12 max

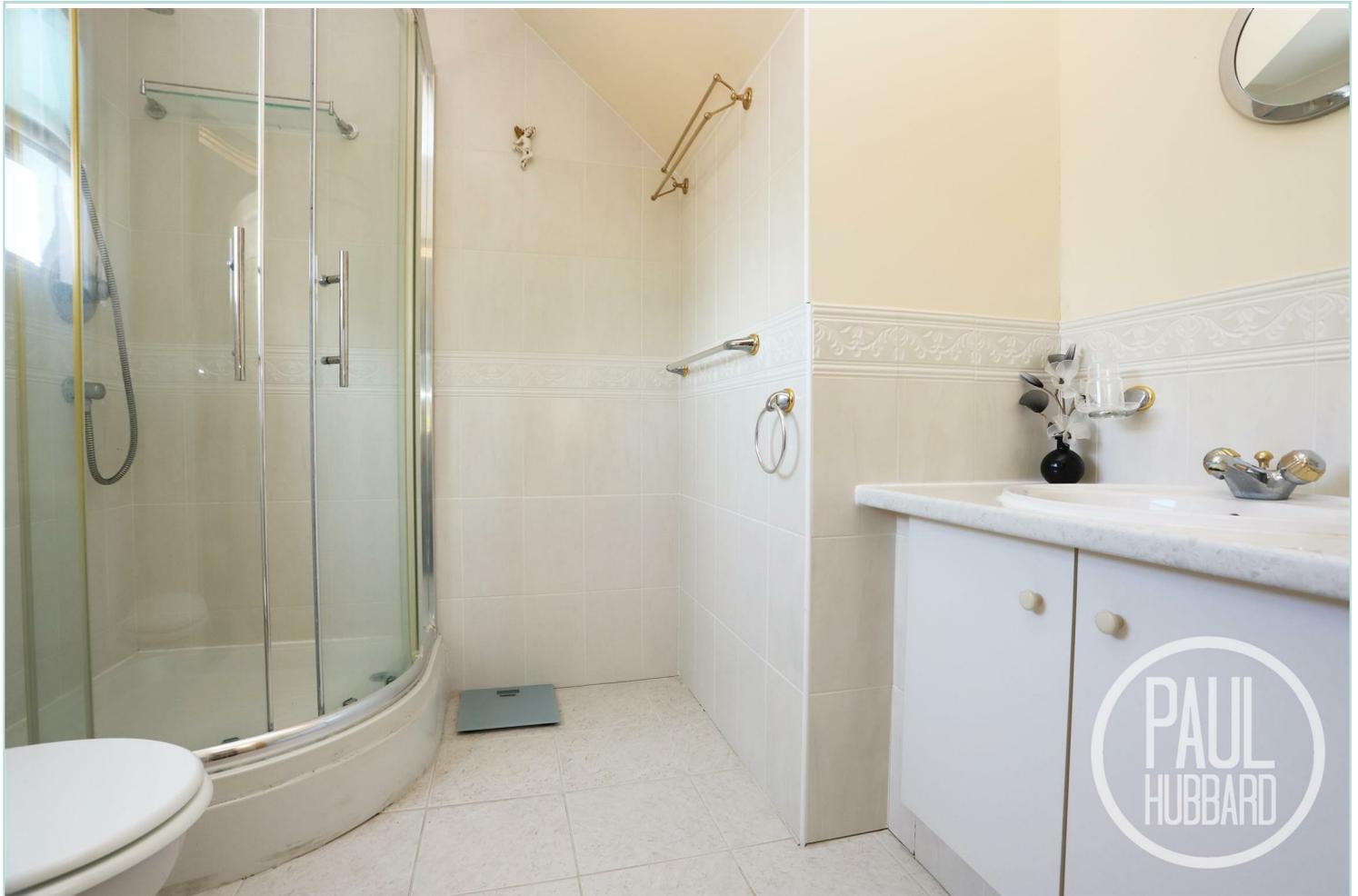
A highly versatile space that can serve as an additional bedroom, studio, or reception area. With fitted carpet, two large Velux windows, and a sash window to the side, the room is bright and airy. A door leads to a generous storage area with access to the eaves. This space flows into another private bedroom or reception.

### Second Floor Reception 2/ Bedroom

2.18 x 5.12

Ideal for guests, this secluded bedroom includes fitted carpet, a Velux window and sash window to the side, and its own private ensuite shower room.







### Ensuite Shower Room (Top Floor Bedroom)

2.21 x 1.88

Modern and stylish with tiled floors and walls, this ensuite includes a WC, pedestal wash basin with mixer tap, and a mains-fed shower in a cubicle enclosure.

### Outside

Elegant cast iron electric gates open onto a spacious brick weave driveway, offering secure off-road parking for multiple large vehicles. The property is fronted by a striking period-style entrance door, complemented by outdoor lighting and enclosed by a beautifully maintained brick wall lined with mature shrubs and decorative plants. A paved patio area wraps around the side of the house, providing gated access to the rear garden. A separate front entrance, sheltered and well-lit, leads directly into the utility room, making it ideal for everyday use. Twin electric doors open into the generous double garage.



The property enjoys a beautifully landscaped wrap-around garden. To the side, a manicured lawn is bordered by mature trees and shrubs, with a paved pathway leading to the rear. The rear garden is a delightful mix of lawn, patio areas, and well-established planting, featuring a variety of mature trees, flowering shrubs, and thoughtfully arranged beds. Several paved sections are ideal for outdoor seating and dining, creating perfect spots to enjoy the sunshine or entertain guests. Additional features include a greenhouse, timber storage shed, and a convenient outdoor tap.

A truly unique and tranquil space, this garden will appeal to both enthusiastic gardeners and those seeking a private outdoor haven.

### Garage

7.75 max x 5.86 max

Integral garage with internal access from the utility room, offering ample space for parking and additional storage. Fitted with lighting, electrical sockets, and a rear door leading directly to the garden.

### Agent Note

Please refer to the official title deeds for precise boundary details, as the outlines in our images are provided for illustrative purposes only and may not accurately represent the legal boundaries.

### 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.



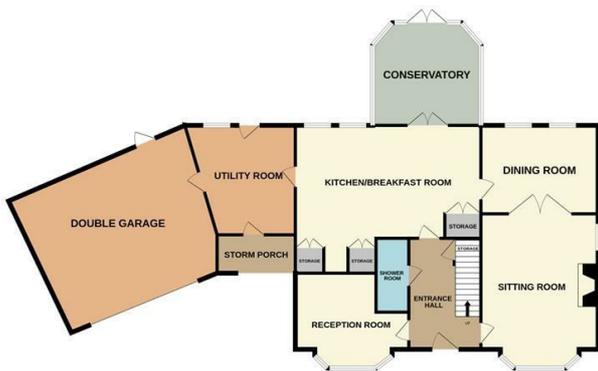




Tenure: Freehold  
 Council Tax Band: F  
 EPC Rating: C TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

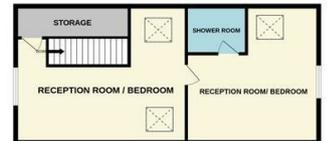
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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