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£260,000
Guide Price







Honeysuckle Close

Lowestoft, NR33 7EJ

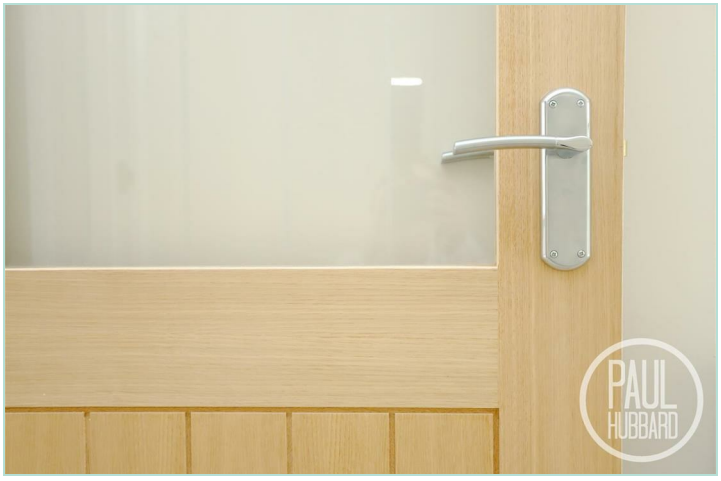
- Gorgeous detached bungalow
- 2 double bedrooms
- Newly renovated throughout, finished to a high standard
- Brand new gas combi boiler & full rewire throughout
- Tucked away in a sought after area in Pakefield
- Chain free
- En bloc garage
- Off road parking
- West facing rear garden
- Close to local amenities, shops & schools

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Location - Pakefield

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, LVT flooring, radiator, loft access hatch (partially boarded & housing the brand new gas combi boiler) and doors leading into the kitchen, bedrooms, shower room, x2 cupboards (housing the consumer unit) & the lounge/ diner.

Bedroom 1

3.63 x 3.35

UPVC double glazed window to the front aspect, fitted carpet, radiator and built in wardrobe.

Bedroom 2

3.62 x 2.63

UPVC double glazed window to the front aspect, fitted carpet and radiator.

Lounge/ Diner

5.24 x 3.31

UPVC double glazed sliding door to the conservatory, fitted carpet, radiator and electric fireplace.

Conservatory

3.31 x 2.55

LVT flooring, dual aspect double glazed windows and sliding double doors open to the rear garden.

Bathroom

1.92 x 1.65

Obscure UPVC double glazed window to the side aspect, LVT flooring, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, aqua board wall panels, walk-in mains fed shower with both handheld and rainfall heads, tile splash backs and an extractor fan.

Kitchen

4.16 max x 2.64 max

UPVC double glazed window to the rear aspect, units above and below with composite sink and drainer with mixer tap, built-in oven, hob & extractor fan, integrated dishwasher & fridge freezer, space for an additional appliance, LVT flooring, oak effect laminate work surface, radiator and a door opening into the boot room.









Boot Room

1.97 x 1.15

Obscure UPVC double glazed doors to the front and rear aspect and LVT flooring.

Outside

The property benefits from an attractive brick-built frontage, with a shingled area complemented by established shrubs. A paved pathway runs to the side of the property, providing access to the main entrance and boot room.

The enclosed, west-facing rear garden is well established and mature, featuring a neatly laid lawn, paved patio area, and well-stocked borders with a variety of shrubs and trees. The garden is enclosed by panel fencing and benefits from an outdoor tap.

Garage

Separate allocated en bloc garage and parking space.

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.

Buyer AML - £42 inc VAT

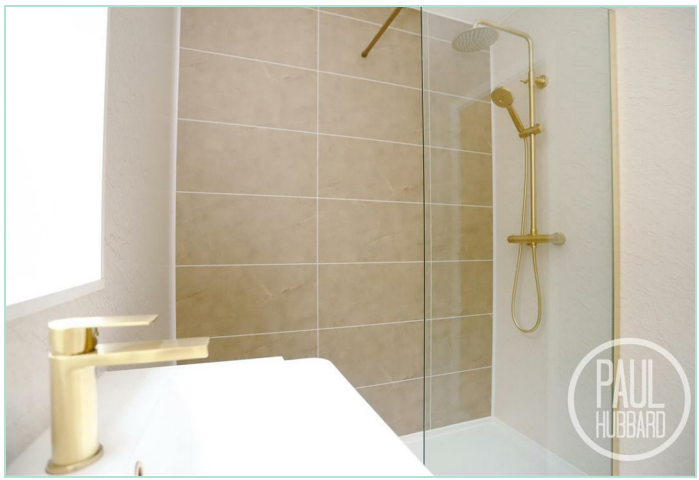
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

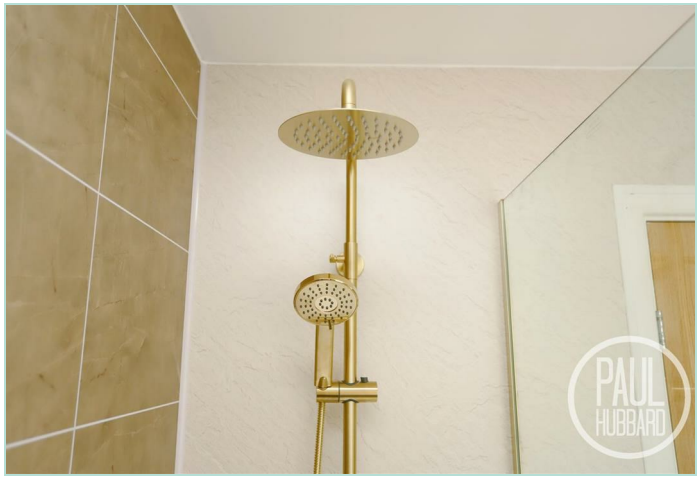

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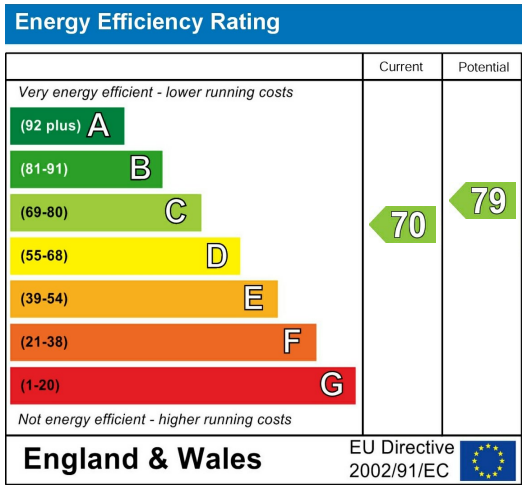








Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council





While 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