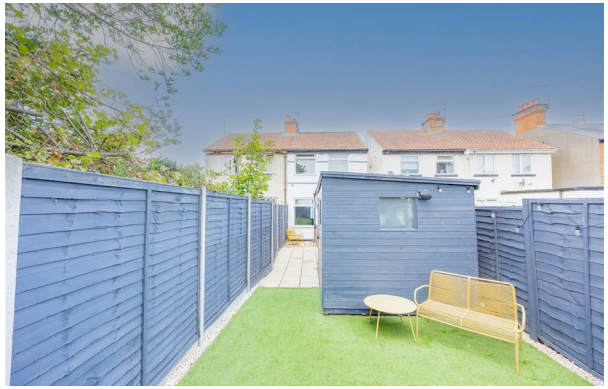
Flick & Son
Coast and Country







Pakefield, Suffolk

Offers Over £190,000

- Offers in Excess Of £190,000
- Walking Distance to Pakefield Beach
- Galley Style Kitchen with Separate Utility Area
- No Onward Chain
- Open Plan Living and Dining Area
- Three Bedroom Semi Detached Home
- Fully Enclosed Rear Garden

23A New Market, Beccles, Suffolk, NR34 9HD
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www.flickandson.co.uk

Stradbroke Road, Pakefield

Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.

3 1 2 D

Council Tax Band: A





DESCRIPTION

Situated on a popular road in Pakefield, this appealing three-bedroom home enjoys a welcoming community atmosphere, with a range of local amenities close by and one of the finest East Coast beaches just a short distance away. The property offers well-presented and versatile accommodation, centred around a bright open-plan living and dining space, alongside a modern kitchen and bathroom, making it an ideal home for families, couples or those looking for a coastal lifestyle. The entrance lobby leads into a welcoming lounge positioned at the front of the property, featuring fitted carpet, a uPVC double-glazed window and a charming cast iron burner with Oak mantel, creating a cosy focal point. The lounge opens into the adjoining dining room, which continues with caprtets and benefits from plenty of natural light, along with useful under-stair storage. The modern kitchen is fitted with a range of wall and base units, work surfaces, inset sink and drainer, oven, hob and extractor, with additional space for appliances. A rear lobby provides further practical storage and appliance space, with a door leading directly out to the garden. The ground floor is completed by a contemporary bathroom featuring a three piece suite with a sink, WC, bath with mains shower and screen, along with a heated towel rail. Upstairs, the landing provides access to all three bedrooms and benefits from loft access and a uPVC double-glazed window. The principal bedroom is a generous double room positioned at the front of the property, while the second bedroom overlooks the rear garden and the third bedroom offers a further versatile space, ideal for a child's room, home office or guest accommodation. Outside, the property benefits from low-maintenance gardens. The front garden is laid to shingle and provides pedestrian access to the home, while the particularly attractive South-facing rear garden features artificial grass, a paved seating area, outdoor lighting and a water tap. A timber shed with lighting and power provides useful additional storage, while pedestrian access to the rear service road via Ship Road adds further convenience. Overall, this is a well-positioned and versatile home offering comfortable living accommodation, a pleasant outdoor space and easy access to the amenities and coastline that make Pakefield such a desirable place to live.

LIVING AREA

The welcoming living room provides a comfortable and inviting space, featuring fitted carpet, a uPVC double-glazed window and a charming cast iron burner with Oak mantel, creating a cosy focal point. The room flows seamlessly into the adjoining dining area, creating a bright and versatile open-plan space. With plenty of natural light and useful under-stair storage, the dining area offers excellent flexibility and could be used as a traditional dining space, home office, play area or additional sitting space, making it ideal for modern family living.

KITCHEN

The modern kitchen is well-appointed with a range of wall and base units, complemented by practical work surfaces and an inset sink and drainer. Integrated appliances include an oven, hob and extractor, with additional space available for further appliances. The kitchen provides a functional and contemporary space for everyday cooking, while the adjoining rear lobby offers useful additional storage and appliance space, with direct access to the rear garden.

BATHROOM

The contemporary bathroom is stylishly fitted with a three piece suite comprising of a sink, WC and complemented by a bath with a shower over and glass panel. A heated towel rail adds a practical finishing touch, creating a comfortable and well-presented space for everyday use.

BEDROOMS

The property offers three well-proportioned bedrooms, providing flexible accommodation to suit a range of needs. The principal bedroom is a generous double room positioned at the front of the property, offering a comfortable and relaxing space. The second bedroom overlooks the attractive rear garden, while the third bedroom provides a versatile additional room, ideal for a child's bedroom, home office, dressing room or guest accommodation. Together, the bedrooms offer practical and adaptable living space for families, couples or those working from home.

OUTSIDE

The property benefits from low-maintenance gardens to both the front and

rear. The front garden is laid to shingle and provides pedestrian access to the property. To the rear is a particularly attractive South-facing garden, featuring artificial grass, a paved seating area, outdoor lighting and a convenient water tap, creating an ideal space for relaxing and entertaining. A timber shed with lighting and power provides excellent additional storage, while pedestrian access to the rear service road via Ship Road adds further practicality and convenience.

SERVICES
Mains gas, water, electricity and drainage

OUTGOINGS
Council Tax Band A

VIEWING ARRANGEMENTS

FIXTURES & FITTINGS

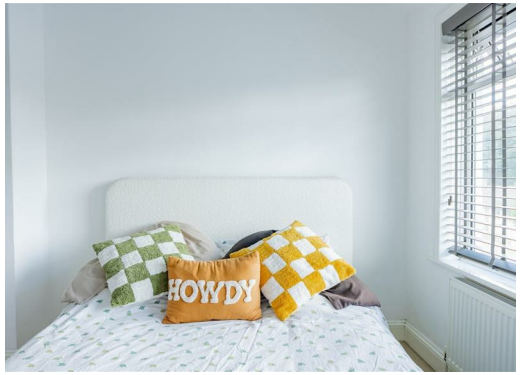
TENURE
Freehold

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

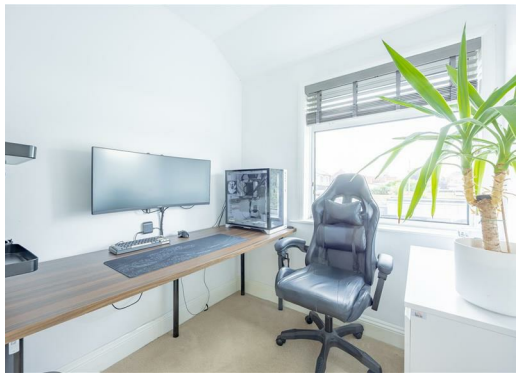





HOWDY


HOWDY

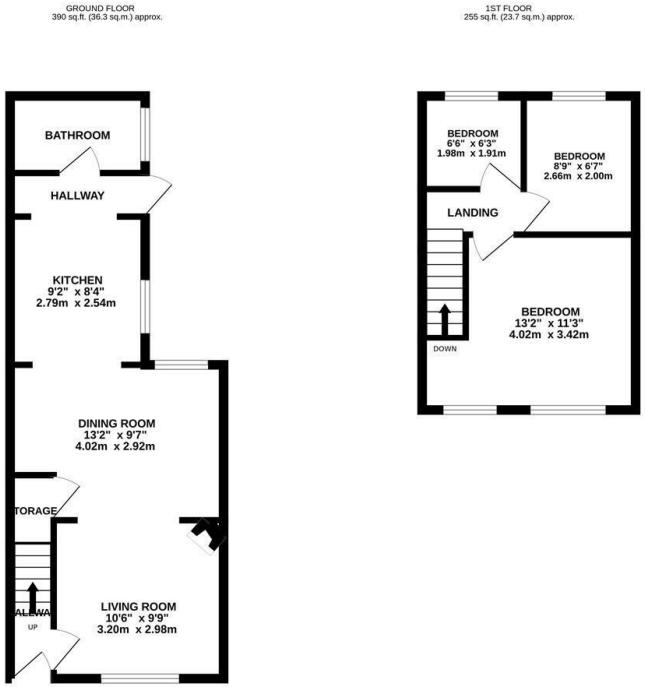

GOOD
VIBES
PLANT

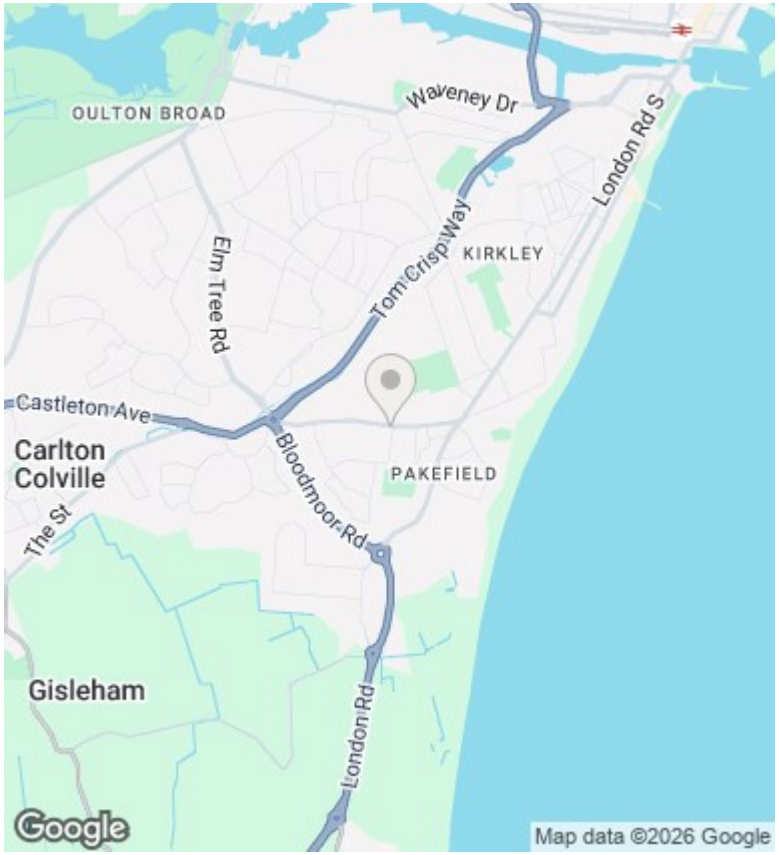










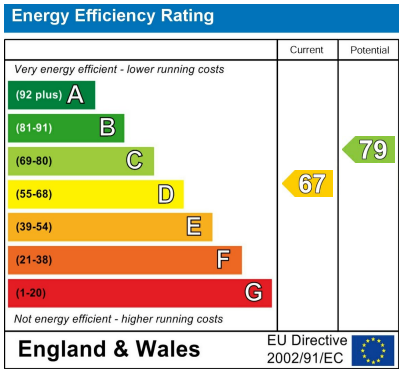


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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