

Aldreds
Estate Agents



6 Kendal Road

Pakefield, Lowestoft, NR33 0JF

Asking Price £200,000



3



2



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Pakefield, Lowestoft, NR33 0JF

Aldreds are delighted to offer this substantial and beautifully presented three bedroom end terrace property situated in the highly sought after East Pakefield area, just a short walk from Pakefield Beach and a range of local amenities. The spacious versatile accommodation includes an entrance hall, spacious lounge, a separate dining room, a beautifully fitted kitchen, and a ground floor WC/utility room. On the first floor, there are two generous bedrooms, a dressing room and a family bathroom. The second floor offers a further spacious bedroom with useful eaves storage cupboards. Additional benefits include gas fired central heating, Georgian style uPVC double glazed windows and original character features. Properties in this desirable coastal location rarely become available. Offered at a realistic asking price an early viewing is strongly advised.

Entrance Hall

Ceramic tiled flooring, stairs leading to first floor, uPVC entrance door.

Lounge

11'10" x 13'4" (3.62 x 4.08)

Ceramic tiled flooring, flat plastered and coved ceiling, double aspect uPVC windows, understairs storage cupboard, feature fireplace, radiator, power points.

Dining Room

11'10" x 12'0" (3.62 x 3.67)

Ceramic tiled flooring, cast iron log burner inset in a brick and tiled fireplace, flat plastered ceiling with original covings, uPVC window, radiator, power points.

Kitchen

13'9" x 7'6" (4.2 x 2.3)

Ceramic tiled flooring, a full range of in-keeping fitted kitchen units with extended timber work surfaces, Butler style ceramic sink with single draining board, full length pantry/storage area, fully tiled walls, recess for white goods including plumbing for a washing machine, radiator, uPVC window, feature stained glass window.

Rear Lobby

Ceramic tiled flooring, radiator, uPVC door leading out to the rear garden.

Ground Floor WC

Ceramic tiled flooring, low level WC, wall mounted sink, uPVC window, fully tiled walls, power points, plumbing for a washing machine (ideal to use as a utility room)





Landing

Fitted carpet.

Bedroom 1

12'5" x 14'7" (3.8 x 4.47)

Stripped and painted floorboards, double aspect uPVC windows, radiator, power points, tv point.

Bedroom 2

10'11" x 12'2" (3.35 x 3.73)

Stripped and painted floorboards, flat plastered and covered ceiling, uPVC window, radiator, power points, original cast iron fireplace, walk-in wardrobe, door leading to:-

Family Bathroom

8'3" x 9'8" (2.53 x 2.96)

Ceramic tiled flooring, bath and shower suite comprising of a shower set over a panel bath, pedestal sink, low level WC, fully tiled walls, radiator, uPVC window, wall mounted modern energy efficient combination boiler, heated towel rail, full length walk-in storage area.



Second Floor

Bedroom 3

11'9" x 12'0" (3.6 x 3.67)

Stripped floorboards, uPVC windows, feature vaulted ceiling, radiator, power points, eaves storage space.

Outside

To the front of the property is a beautifully presented garden with flowers and shrubs, enclosed by brick walls. Outside to the rear there is a beautifully presented garden providing ample space for bistro style dining.



Tenure And Services

Council Tax Band - B

Freehold

Mains Gas Electric Water And Drains

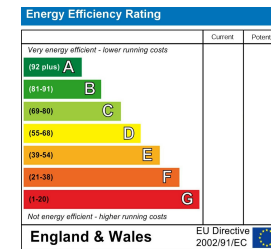
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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