

**Aldreds**  
Estate Agents



19 Prospect Place  
Pakefield, Lowestoft, NR33 7DA  
Asking Price £225,000



## 19 Prospect Place

Pakefield, Lowestoft, NR33 7DA

Aldreds are delighted to offer this outstanding property ideally situated in the highly sought after area of East Pakefield, just a two minute walk from Pakefield beach and local amenities. This well presented family home offers neutral décor throughout and modern floor coverings. It also benefits from a recently installed gas combination boiler and the electrics have been recently safety tested. The spacious accommodation comprises an entrance hall, a generous lounge opening into a separate dining room, a fitted kitchen, rear lobby, and a ground floor WC. To the first floor, a split-level landing leads to two double bedrooms and a family bathroom. Externally, the property boasts a beautifully maintained rear lawned garden with vehicular access, offering potential for off road parking or the addition of a garage (subject to planning permission). Properties in this desirable coastal location, so close to the beach, rarely come to market. Early viewing is highly recommended. Offered with no onward chain, this property would make an ideal family home, holiday home, or investment opportunity.

### Entrance Hall

uPVC entrance door, stairs leading to first floor.

### Lounge

14'3" x 10'11" (4.35 x 3.35)

Fitted carpet, coved ceiling, tiled fireplace with feature cast iron fire, tv point, power points, internet & telephone points, radiator, uPVC window with fitted blind.

### Dining Room

10'9" x 13'11" (3.28 x 4.25)

Fitted carpet, coved ceiling, uPVC window with fitted blind, radiator, power points, tv point, understairs storage cupboard, tiled fireplace with feature cast iron fire.

### Kitchen

11'5" x 7'2" (3.5 x 2.2)

Timber effect vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, uPVC window with fitted blind, tiled splashbacks, recess for white goods including plumbing for a washing machine, radiator.

### Rear Lobby

Timber effect vinyl flooring, radiator, uPVC door leading to rear garden.





### Ground Floor WC

Timber effect vinyl flooring, low level WC, uPVC window with fitted blind.

### Central Split Level Landing

Fitted carpet, loft access leading to insulated loft space, two double bedrooms and a bathroom leading separately off.

### Bedroom 1

11'5" x 13'11" (3.5 x 4.25)

Fitted carpet, coved ceiling, uPVC window with fitted blind, radiator, power points, full length walk-in cupboard.

### Bedroom 2

10'0" x 9'11" (3.06 x 3.04)

Fitted carpet, coved ceiling, power points, radiator, uPVC window with fitted blind.

### Family Bathroom

Timber effect vinyl flooring, bathroom suite comprising of a shower set over a corner bath, low level WC with enclosed cistern, vanity sink unit, part tiled walls, spotlighting, uPVC window with fitted blind, radiator, full length storage cupboard (the cupboard has a radiator so can be used as an airing cupboard).

### Outside

To the front of the property there is a beautifully presented front garden with footpath leading to front door, enclosed by low level brick walls and a wrought iron gate. Outside to the rear there is a good sized lawned garden with a concrete and stone seating area, a full range of flower and shrub borders, timber and felt garden shed, vehicular rear access creating the potential for a driveway or garage (subject to planning permission). The garden is enclosed by high brick walls and fencing.



### Tenure And Services

Council Tax Band - A

Freehold

Mains Gas Electric Drains And Water

Ref: L2590/04/26

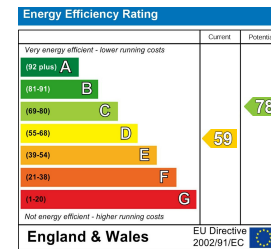
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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