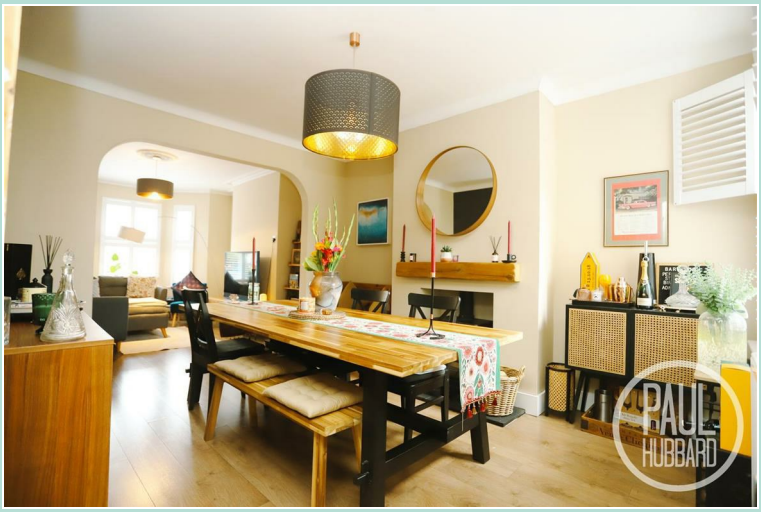
www.paulhubbardonline.com

£260,000
Asking Price







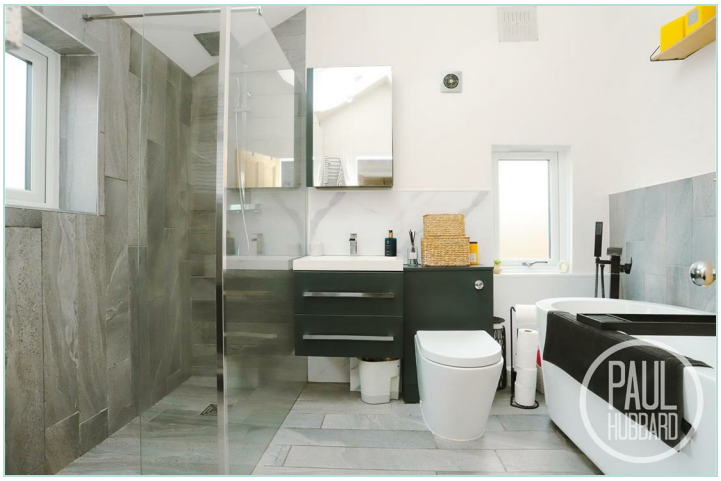
London Road South

Lowestoft, NR33 0LF

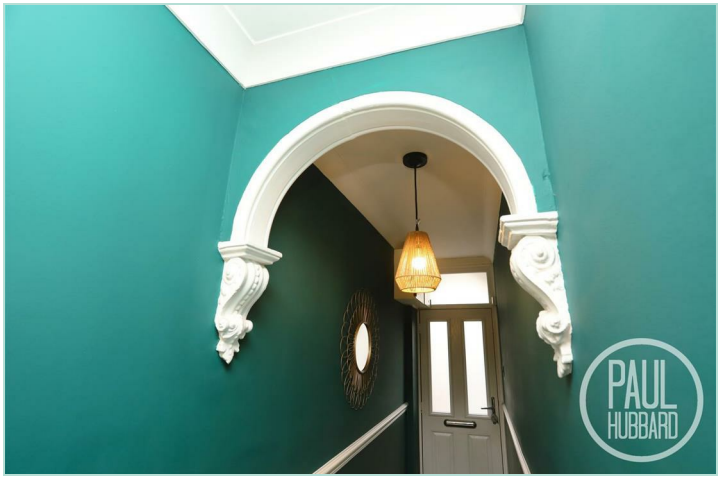
- Bay fronted mid terrace home
- Three double bedrooms
- Open plan lounge/ diner with feature burner
- Spacious ground floor bathroom
- Kitchen with adjoining utility room
- Nearby to stunning Pakefield beach
- Extremely sought after area
- Low maintenance rear garden
- Nearby great transport links
- Period features throughout

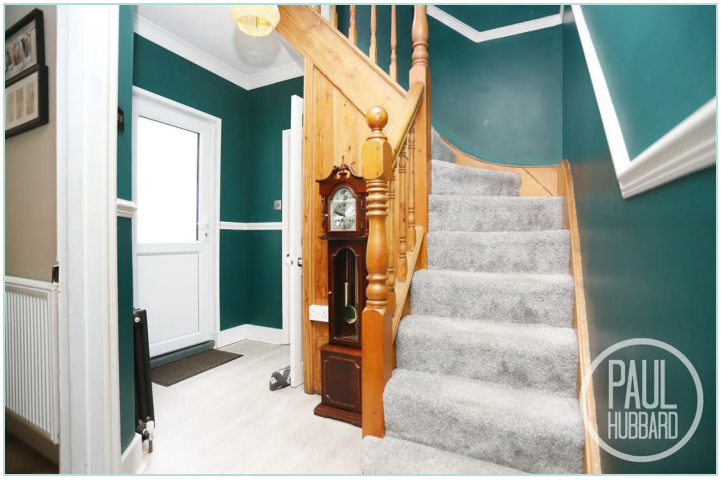
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Location - Pakefield

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 double glazed entrance door to the front aspect, LVT flooring and doors opening into the lounge/diner & kitchen.

Lounge/Diner

8.21 x 3.26

UPVC double glazed bay window to the front aspect, fitted shutter blinds, laminate flooring, UPVC window to the rear aspect, fitted shutter blinds, feature wood burner and x2 radiators.

Kitchen

3.48 x 2.72

Laminate flooring, UPVC double glazed window to the side aspect , base units, laminate work surfaces, stainless steel sink and drainer with mixer tap, built-in double oven, ceramic hob & stainless steel extractor hood, integrated dishwasher, central island with breakfast bar & space for stools and a door opens into the utility room.

Utility Room

2.73 x 1.57

Laminate flooring, UPVC double glazed window to the side aspect, laminate work surface with space for a washing machine, tumble dryer & fridge freezer and a door opens into the bathroom.

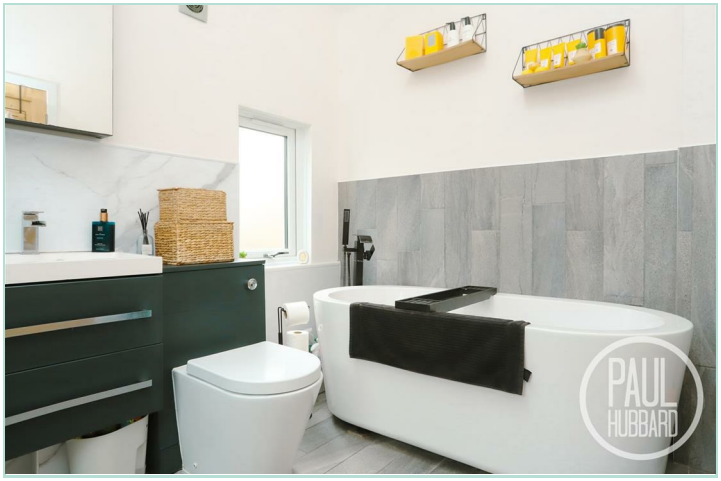
Bathroom

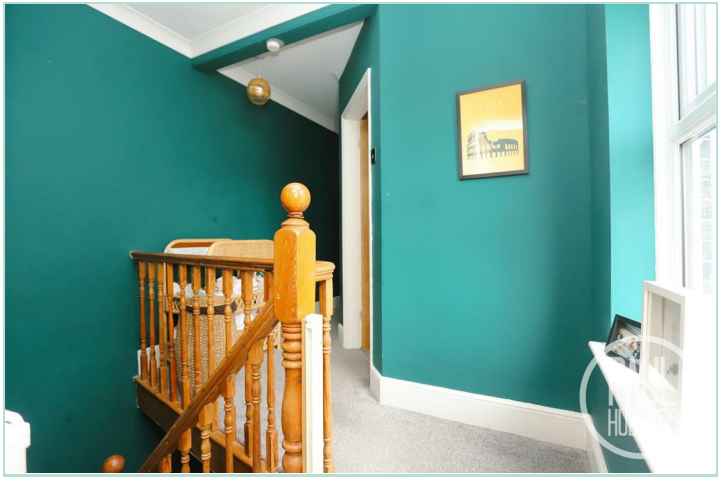
2.79 x 2.19

Tile flooring, x2 dual aspect UPVC double glazed obscure windows, Velux style window, heated towel rail, tile splash backs, aqua board wall panels, extractor fan, toilet & wash basin set into a vanity unit with a mixer tap, walk-in mains fed shower with both hand-held and rainfall heads, free standing bath tub with a mixer tap and a hand held shower attachment.









Stairs to First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access hatch and doors opening to bedrooms 1-3.

Bedroom 1

4.24 x 3.54

Fitted carpet, x2 UPVC double glazed windows to the front aspect, fitted shutter blinds, radiator and a built-in storage cupboard.

Bedroom 2

3.91 x 3.25

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace and a radiator.

Bedroom 3

0.91m.14.02m x 0.61m.22.25m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in storage cupboard (housing the gas combi boiler).

Outside

The rear garden is thoughtfully designed for ease of maintenance and outdoor enjoyment, with a resin pathway leading to an artificial lawn and a decking area, providing an ideal space for seating and entertaining. The garden benefits from an external tap and power sockets and is fully enclosed by timber panel fencing, creating a private and secure outdoor space. A timber storage shed offers useful additional storage, while gated access leads to a pedestrian right of way, providing convenient access when taking out the bins.

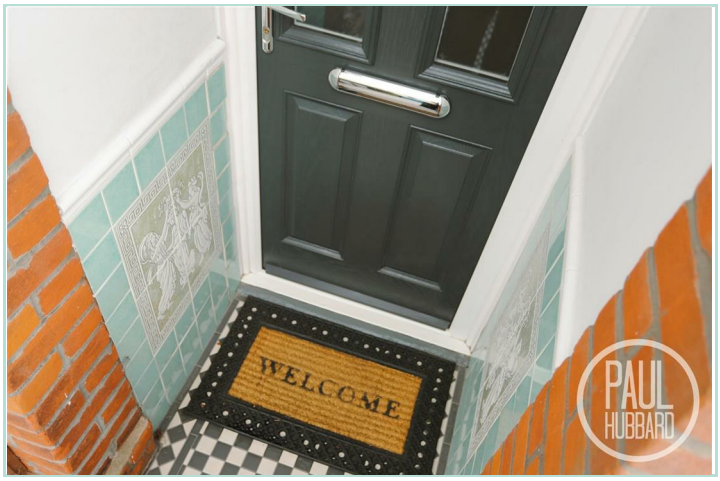
To the front of the property, a wrought iron gate opens onto a low-maintenance shingle and slate-chipped frontage, with covered storage providing a practical area for the bins. An attractive original-style tiled pathway leads to the main entrance door, which is sheltered by a traditional storm porch. The frontage is enclosed by a surrounding brick wall, creating an attractive and well-defined approach to the property.


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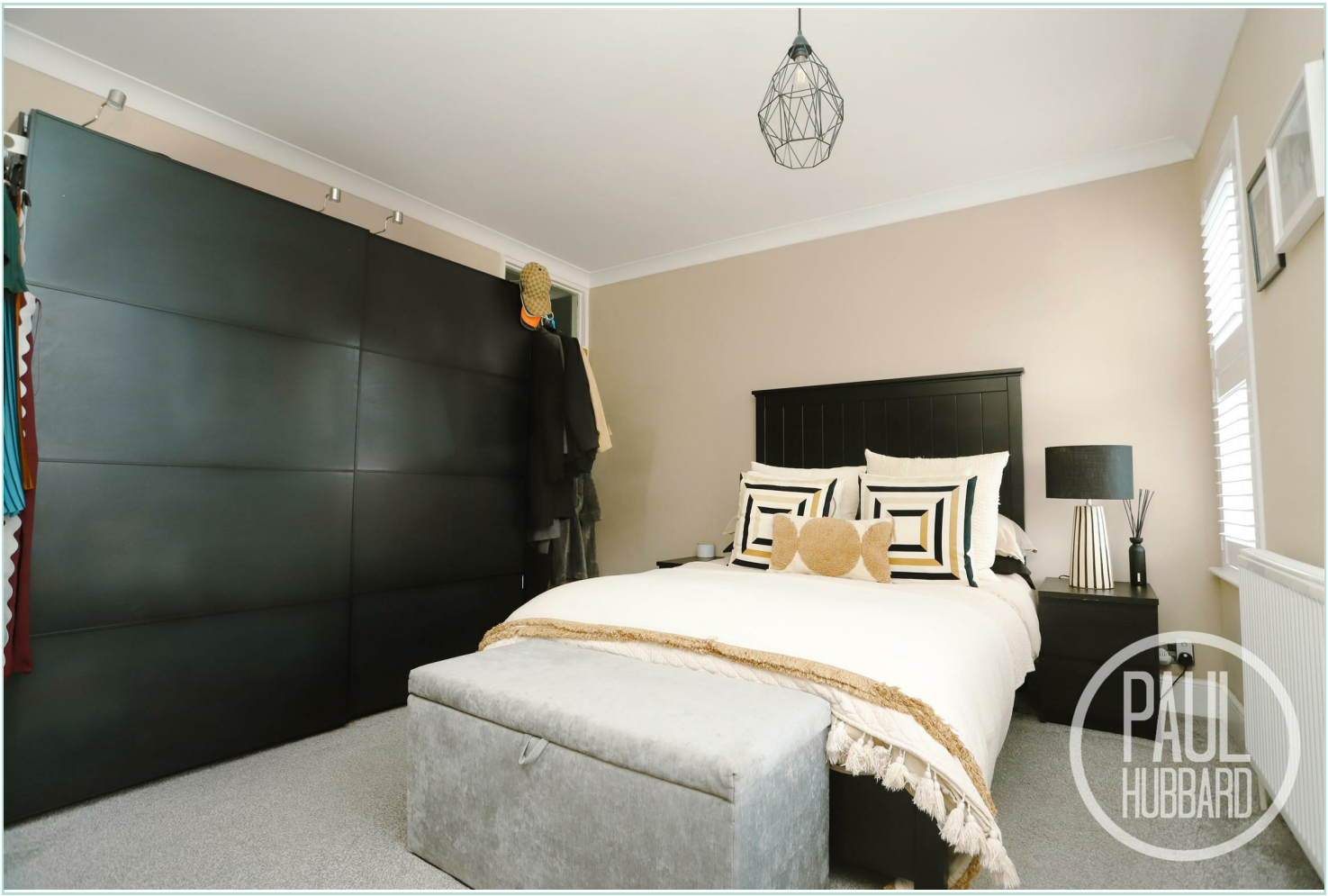
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Buyer AML - £42 inc VAT

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.

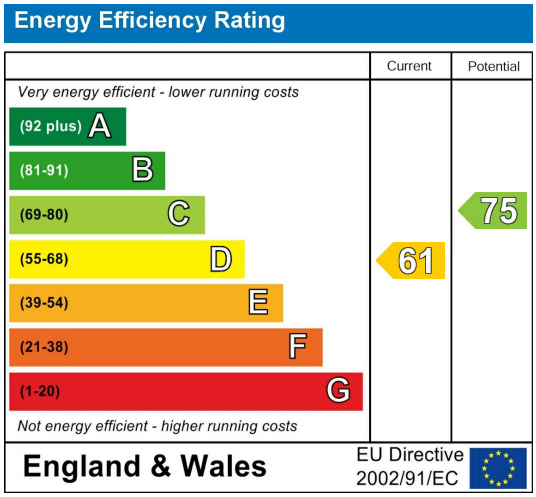

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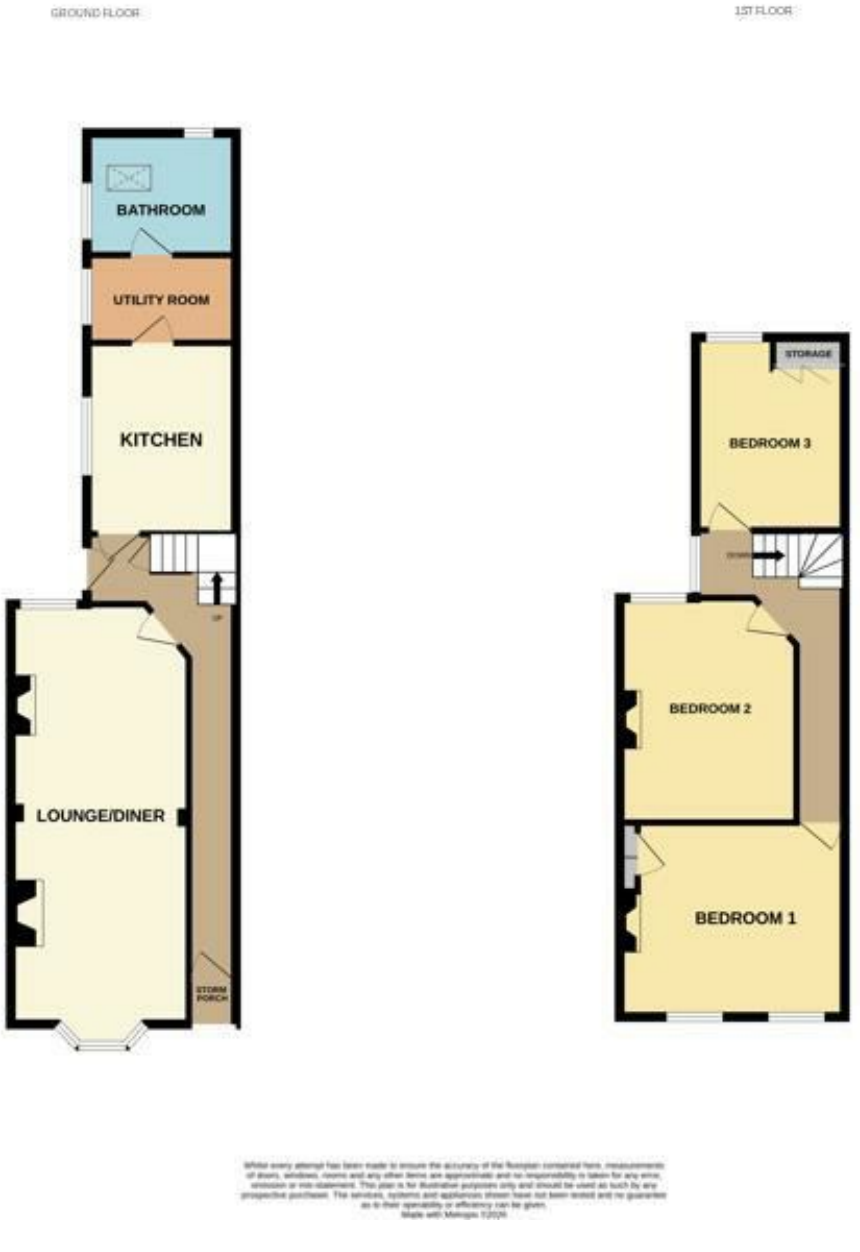

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Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council





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