

# HARDIMANS

**19 All Saints Road**  
Pakefield, Lowestoft, NR33 0JL

**£260,000**



## 19 All Saints Road, Pakefield, Lowestoft, Suffolk, NR33 0JL

A three-bedroom semi-detached home located in the sought-after area of Pakefield, Lowestoft. Ideally situated within close proximity to Pakefield Beach and within easy walking distance of a range of local amenities. The property has been recently decorated throughout, offering a fresh feel, and is available chain free for a smooth purchase process. Externally, it benefits from a large, fully enclosed rear garden.

### PORCH

uPVC double glaze door and frosted window to front entrance

### HALLWAY

stairs, uPVC double glaze frosted window to side aspect, radiator and coved ceiling.

### SITTING ROOM

uPVC double glaze window to front aspect, fireplace with tile surround and mantle, radiator and coved ceiling.

### DINING ROOM

uPVC double glaze window to rear aspect, radiator and coved ceiling.

### KITCHEN

uPVC double glaze door to rear access, uPVC double glaze window to rear aspect, worktop space, cupboards under and above, sink with drainer with tile splash back, Ideal boiler for wall, radiator and coved ceiling.

### LANDING

Stairs, radiator and coved ceiling.





### **PRIMARY BEDROOM**

uPVC double glaze window to front aspect, radiator and coved ceiling.

### **SECOND BEDROOM**

uPVC double glaze window to rear aspect, radiator and coved ceiling.

### **THIRD BEDROOM**

upvc double glaze window to front aspect, radiator and coved ceiling.

### **BATHROOM**

upvc double glaze frosted window to rear aspect, low level WC, hand wash basin, bath with shower above and shower attachment, shower boards surround, radiator and coved ceiling.

### **OUTSIDE**

To the front, fully enclosed patio garden with access gate, bordered area to the left, (We have been advised that the neighbours can access their garden off side access way). To the rear, access gate, fully enclosed, patio area, mainly laid to lawn with borders, shed, summer house.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

B

### **MATERIAL INFO**



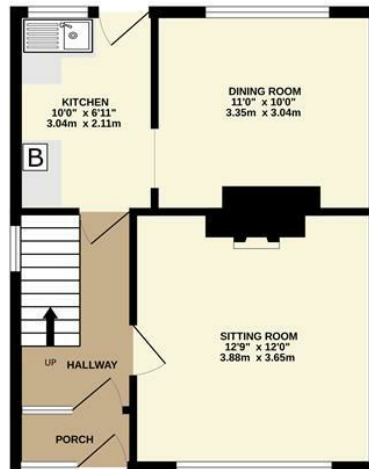
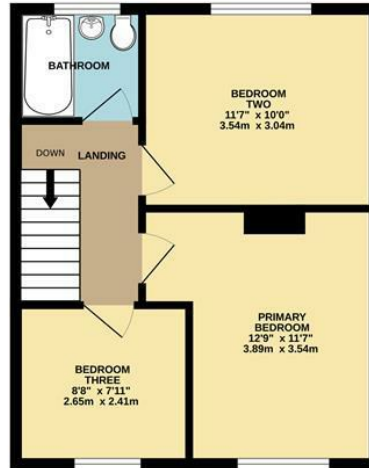
This property has:  
Mains Gas, Electric, water & sewerage  
Flood Risk Info: Very low  
\* Broadband: Could achieve speeds of Ultrafast 2000 mbps  
\* Mobile: EE, O2, THREE, VODAFONE ALL LIKELY  
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





# Floor Plan

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

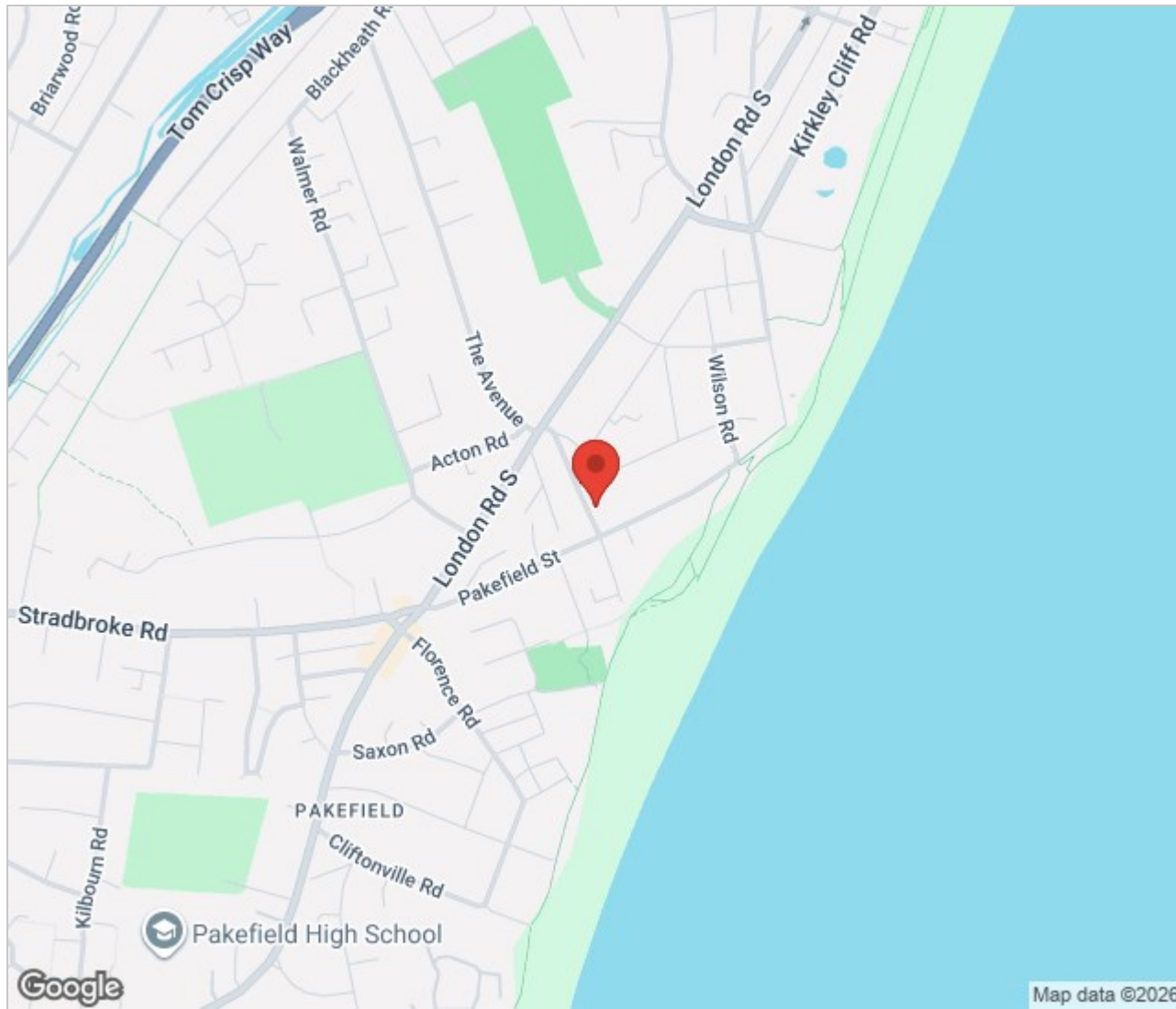


GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

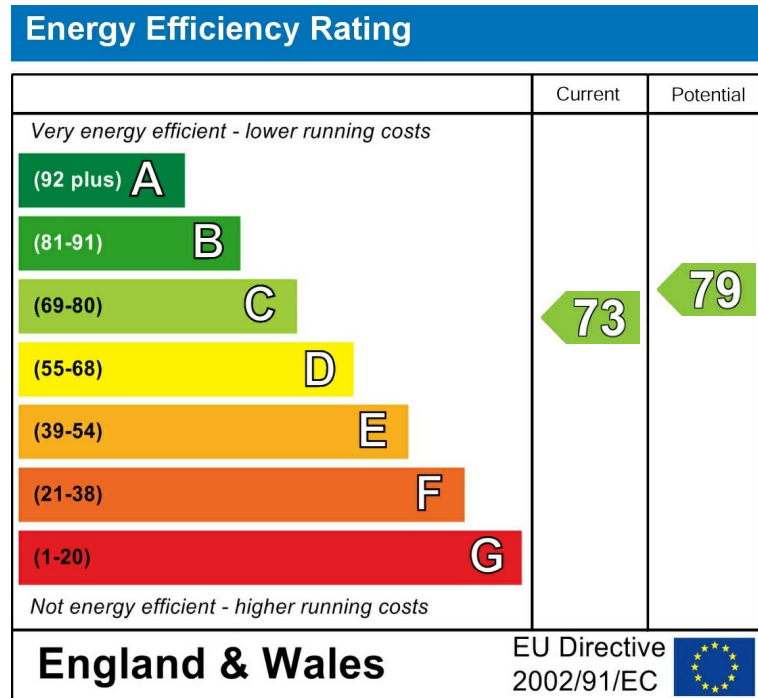
TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst 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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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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