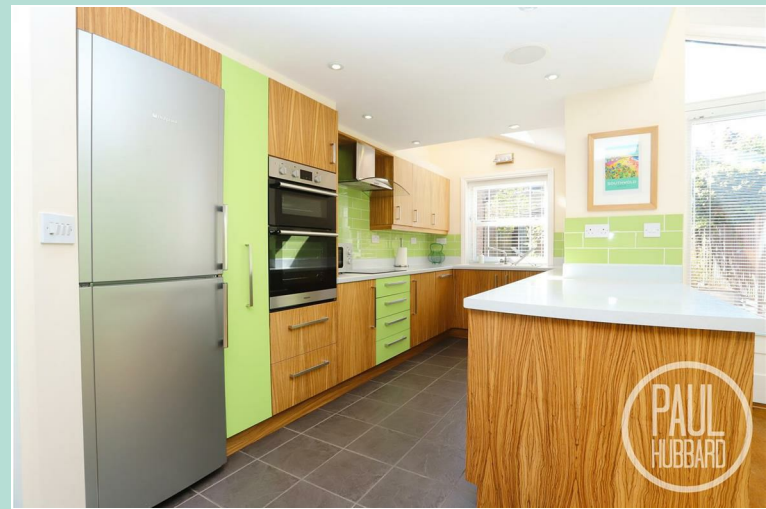


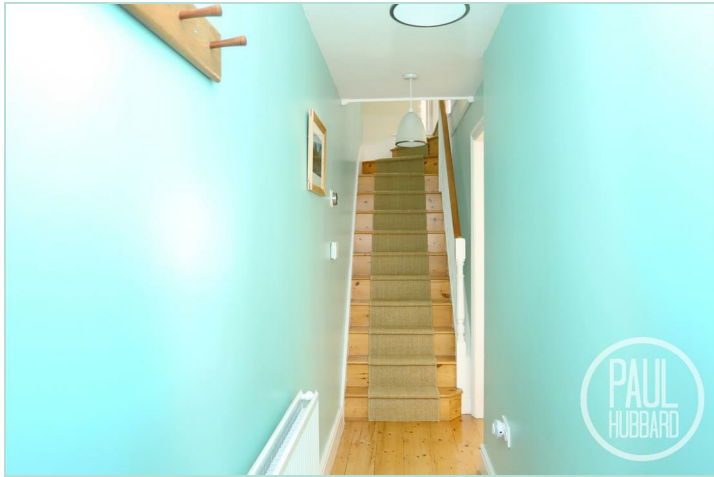
£230,000  
Asking Price



## Stradbroke Road Lowestoft, NR33 7HN

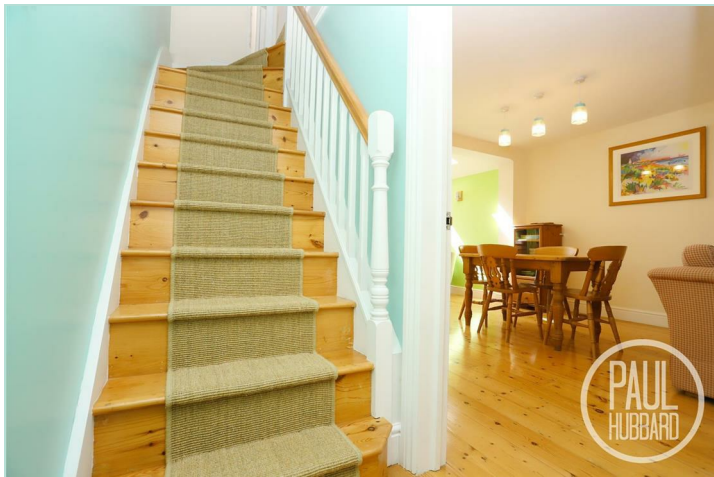
- Deceptively spacious family home
- 2 double bedrooms
- Open-plan living space
- Ground floor cloakroom & first floor bathroom
- Renovated to a high standard
- South facing courtyard garden
- Garage with vehicular access to the rear
- Sought after area in Pakefield
- Close to Pakefield beach
- Nearby local amenities, shops & schools





## Location

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

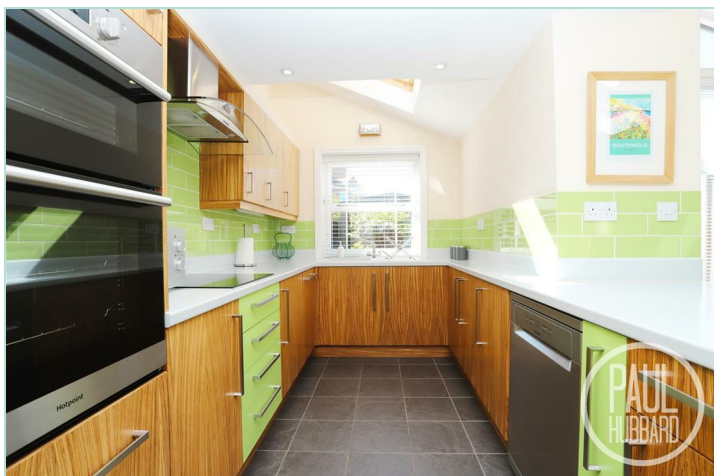
Main entrance door to the front aspect, fitted door mat carpet, exposed floor boards, stairs leading to the first floor landing and a door opens into the main living space.

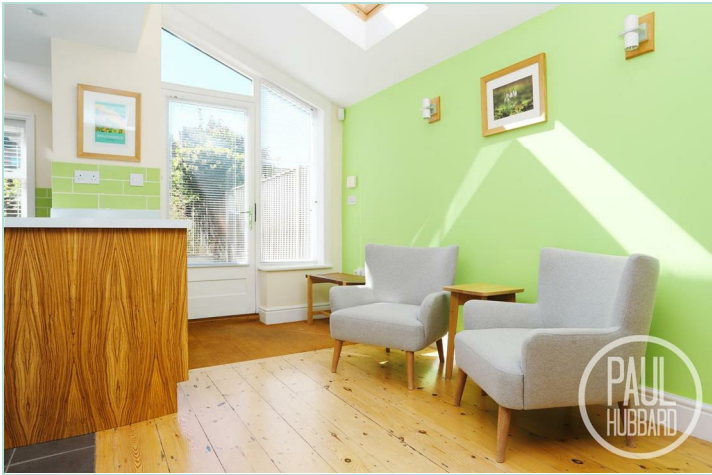


## Main Living Space

12.26 max x 4.36 max

A large open plan living space comprising a lounge, dining room and kitchen perfect for entertaining or socialising. Features exposed floorboards, double glazed sash window to the front aspect, a modern double glazed imitation styled sash window to the rear aspect, x3 Velux windows, x3 radiators, cast iron burner, built-in units, spotlights, ceiling speakers in kitchen and lounge, tile flooring, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, space for a fridge-freezer & dishwasher, doors open to an under-stair storage cupboard (with a water softener and plumbing for a washing machine) & cloakroom and out to the rear courtyard garden. Front wall and neighbouring side wall has been internally insulated.





### Cloakroom

1.17 x 0.77

Tile flooring, heated towel rail, toilet, wall mounted wash basin with mixer tap, extractor fan, spotlight and tiled walls.

### Stairs leading to the First Floor Landing

Timber staircase with runner carpet leading to fitted carpet, loft access and doors opening to bedrooms 1-2, the bathroom, a storage cupboard & the airing cupboard (housing the gas combi boiler).



### Bedroom 1

4.71 x 3.05

Fitted carpet, modern double glazed sash window to the front aspect, radiator, fireplace surround and built-in units. External wall and sides have been internally insulated.

### Bedroom 2

3.19 x 2.95

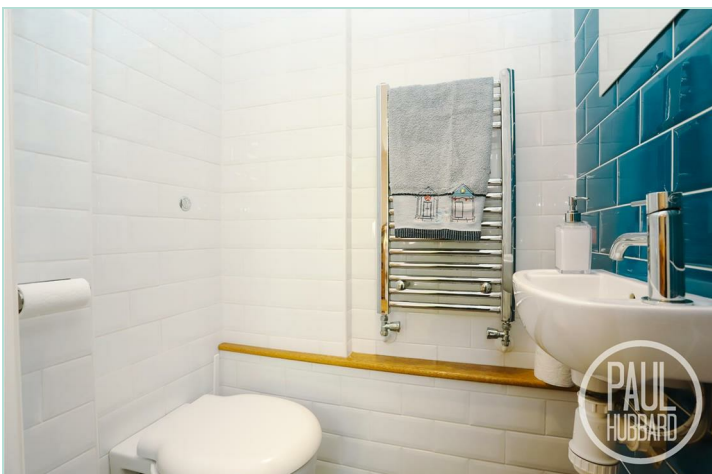
Fitted carpet, modern double glazed imitation casement style sash window, to the rear aspect and a radiator. External rear wall and side internally insulated.



### Bathroom

2.76 x 2.18

Tile flooring, heated towel rail, vertical radiator, obscure modern double glazed imitation casement style sash window, toilet & wash basin set into a vanity unit with a mixer tap, a panelled double ended bath tub with hot & cold taps, a mains-fed shower set into a cubicle enclosure with a rainfall head, down lights and tile splash backs.







## Outside

At the front, gated access opens onto a shingle frontage, fully enclosed by a surrounding brick wall. A pathway leads up to the main entrance door.

The brick-weave patio courtyard garden includes shingle borders and raised planters with fully stocked beds. It benefits from a south-facing aspect, outdoor lighting, external power sockets, and a water tap. There is a pedestrian access door leading to an oversized insulated single garage with power, storage shed/workshop area. For Vehicle access the garage has a 9 ft electric/remote sectional garage door. gated access opens to a dedicated bin storage area, and then another opens to the rear vehicular service road.



## Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.

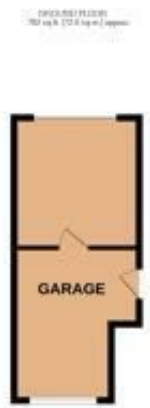






Tenure: Freehold  
 Council Tax Band: Exempt  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



TOTAL FLOOR AREA: 1155 sq ft (107.1 sq m) approx  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown hereon have not been tested and no guarantee is given as to their operability or efficiency over the years.  
 Made and reviewed 12/2024

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements