



01502 576840
www.angeandco.co.uk

Kendal Road
Pakefield, Lowestoft, NR33 0JG
£345,000

A fantastic opportunity presents itself with this SEMI-DETACHED home situated in a prime PAKEFIELD position, just yards from one of the East Coast's FINEST BEACHES. EXTENDED & IMPROVED throughout, this bay-fronted property offers the perfect blend of CHARACTER features & modern living space. Pakefield is conveniently located for a variety of amenities including Gateway Retail Park, local primary & secondary schools as well as transport links taking you into Lowestoft or further afield to Kessingland, the popular market town of Beccles & the City of Norwich. EARLY VIEWING is recommended - call us today on 01502 576840.

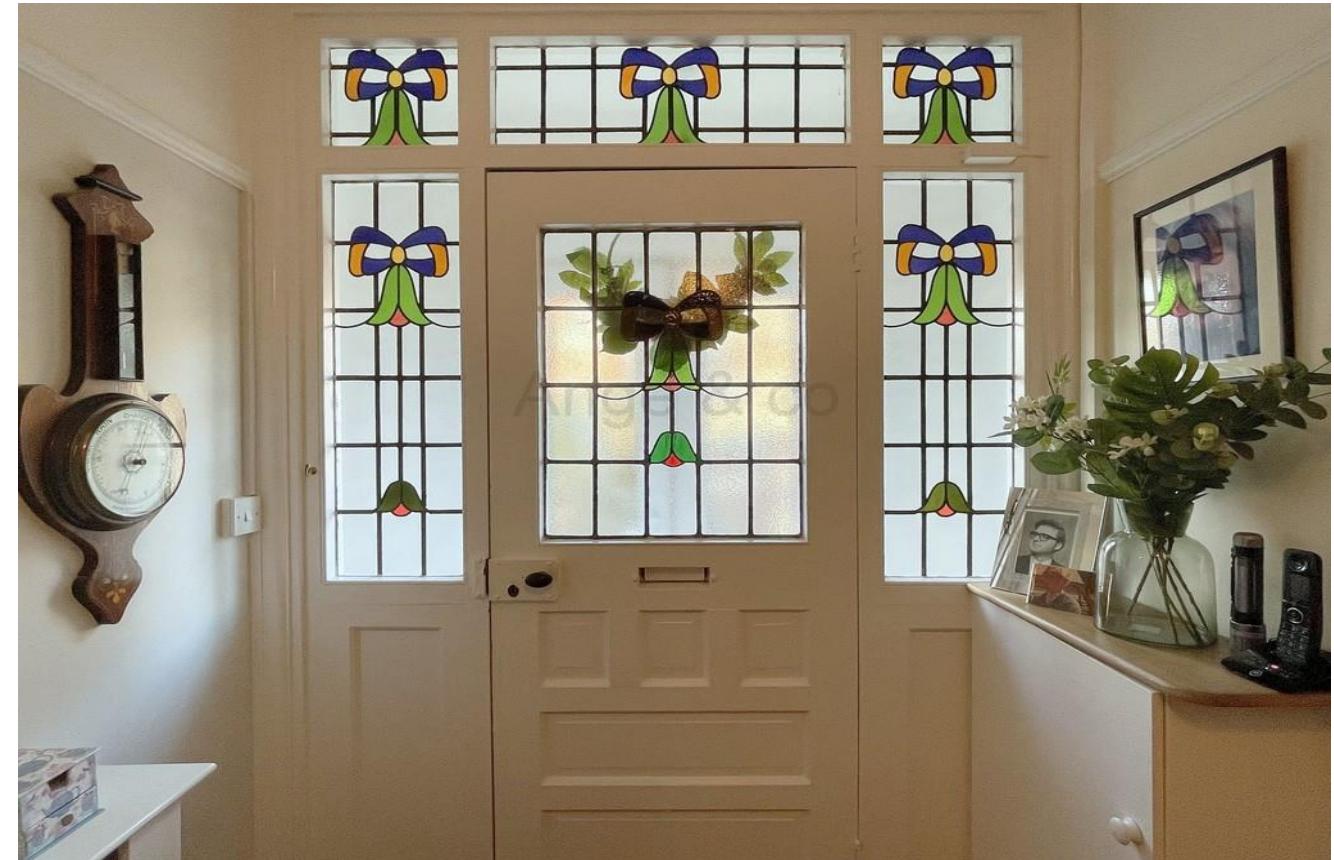
Accommodation comprises; entrance hall, cloakroom, downstairs WC, BAY-FRONTED lounge, OPEN-PLAN MODERN KITCHEN / DINER with UTILITY & GARDEN ROOM. 3 bedrooms with DRESSING ROOM & stylish shower room. uPVC DG & GCH throughout. Enclosed SOUTH FACING rear garden with driveway providing OFF-ROAD PARKING. CALL NOW

ENTRANCE PORCH INTO HALLWAY

Through the uPVC part double glazed door into the entrance porch... Providing the perfect place for your outdoor wears, the porch has tiled flooring and an internal door into the... Hallway provides access to all areas with solid oak flooring, radiator, power points and under stair cupboard offers your storage solution.

CLOAKROOM

Tiled flooring, uPVC double glazed window and door into the...



WC

White suite comprises a low level WC and pedestal basin; Tiled flooring and opaque uPVC double glazed window.

LOUNGE

11' 1" x 9' 11" (3.39m x 3.04m)

Overlooking the front of the home through the uPVC double glazed bay window, the lounge has solid oak flooring, radiator, TV, power points and an electric fire in situ. Opening into the...

KITCHEN / DINER

18' 3" x 11' 4" (5.57m x 3.47m)

The heart of the modern family home... Modern fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and integrated appliances including a gas hob with extractor over, oven and dishwasher. Amtico signature flooring, uPVC double glazed window, radiators, power points and a wood burner with solid wood mantle and tiled surround. Opening into the...

GARDEN ROOM

10' 4" x 6' 2" (3.15m x 1.90m)

Offering views of the rear garden through the uPVC double glazed sliding doors, the garden room has amtico signature flooring, power points and door into the...

UTILITY ROOM

6' 8" x 6' 4" (2.05m x 1.95m)

A handy extension of the kitchen space, the utility has a worktop, space / plumbing for your chosen appliances and the gas central heating / domestic hot water boiler in situ. Vinyl flooring, power points and uPVC part double glazed door out to the rear garden.

**FIRST FLOOR - LANDING**

Carpeted stairs to the first floor with access to all bedrooms and shower room. Fitted carpet and uPVC double glazed window.

BEDROOM 1

11' 6" x 11' 5" (3.53m x 3.50m)

Good size double bedroom with fitted carpet, uPVC double glazed windows, radiator, power points and a feature fireplace in situ. Door into the...

DRESSING ROOM

7' 9" x 6' 4" (2.38m x 1.95m)

This versatile room is currently utilised as a dressing room, with laminate flooring, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 2

12' 6" x 10' 11" (3.82m x 3.35m)

Another double bedroom to the front of the home had fitted carpet, uPVC double glazed bay window, radiator, power points and a feature fireplace in situ.

BEDROOM 3

8' 3" x 7' 0" (2.53m x 2.14m)

Currently utilised as an office, bedroom 3 has laminate flooring, uPVC double glazed window, radiator and power points.

SHOWER ROOM

White suite comprises a low level WC, pedestal basin and a shower cubicle. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Laid to lawn frontage has mature trees and shrubs set into borders. Brick weave driveway provides off-road parking with pedestrian pathway leading to the... South facing rear garden is well manicured with artificial grass, borders with mature trees and shrubs, timber shed offers your external storage solution and a perfectly positioned patio area provides the ideal place for alfresco dining. Asbestos GARAGE (19' 6" x 8' 7" (5.95m x 2.64m)) has personnel door, vinyl flooring, power and light. Outside lighting.

EAST SUFFOLK COUNCIL TAX – BAND B
ENERGY PERFORMANCE CERTIFICATE RATING - C

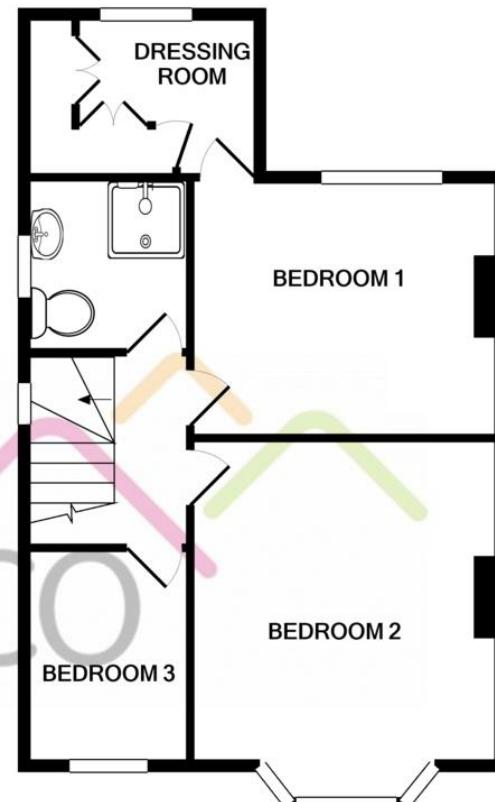


GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)

KENDAL ROAD, PAKEFIELD, NR33 0JG
TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2022



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



Services

**ALL MAINS SERVICES
GAS CENTRAL HEATING
East Suffolk Council
Tax - B
EPC Rating - C**

Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

www.angeandco.co.uk

