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Blackheath Road
Pakefield, Lowestoft, NR33 7JE
'Offers In Excess Of' £200,000

DECEPTIVELY SPACIOUS; this 1930's house has been given a new lease of life & is NOW a well presented MODERN DAY HOME... Set just South of Lowestoft on the cusp of Pakefield, this 3 BED HOME is READY MADE & comprises a hallway, lounge, OPEN-PLAN kitchen / diner with rear lobby; 3 SEPARATE bedrooms & bathroom. uPVC double glazing & GCH throughout. Laid to lawn garden.

HALLWAY

Into the hallway of this well presented home; with doors to both receptions and stairs up to the first floor. Tiled flooring, radiator, telephone and power points.

LOUNGE

12' 8" x 10' 2" (3.87m x 3.10m)

At the front of the home the lounge has fitted carpet, uPVC double glazed window, radiator, TV and power points; feature fireplace with Oak mantle and tiled hearth.

KITCHEN / DINER

20' 6" x 15' 1" (6.26m x 4.61m)

Modern day open-plan living... Giving space to entertain and enjoy life with the ones you love. Wall and base units with breakfast bar; inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiators, TV and power points. Not forgetting the focal features of the brick fireplace with Oak mantle and the large sky lantern which draws the daylight in. Opening into the...

REAR LOBBY

Giving access to the rear garden and the...

BATHROOM

6' 5" x 5' 5" (1.96m x 1.67m)

White suite comprises a low level WC, pedestal basin and a panelled bath with mains shower and screen. Decorative tiled flooring, opaque uPVC double glazed window, heated towel and extractor.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms. Fitted carpet and uPVC double glazed window; loft access and the gas central heating boiler in situ.

BEDROOM 1

11' 2" x 10' 4" (3.42m x 3.16m)

Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, power points and feature fireplace in situ; built-in wardrobe gives storage.

BEDROOM 2

10' 4" x 10' 2" (3.17m x 3.11m)

Another double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BEDROOM 3

6' 10" x 5' 4" (2.10m x 1.63m)

Fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Shingled frontage and a laid to lawn rear garden with raised decking and timber shed; pedestrian access to the rear service road.

EAST SUFFOLK COUNCIL TAX - BAND A
ENERGY PERFORMANCE CERTIFICATE RATING - D
FREEHOLD TENURE

GROUND FLOOR
520 sq ft (48.3 sq m) approx.

1ST FLOOR
322 sq ft (29.8 sq m) approx.



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TOTAL FLOOR AREA - 842 sq ft (78.2 sq m) approx.

While every care has been taken in the preparation of these sales particulars, measurements of rooms, distances, areas and any other details are approximate and no guarantee can be given as to their accuracy. Prospective purchasers are advised to rely on their own enquiries and investigations in respect of any matter which is of particular importance to them. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition.

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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.

