



01502 576840  
[www.angeandco.co.uk](http://www.angeandco.co.uk)

**Grand Avenue**  
Pakefield, Lowestoft, NR33 7AR  
**'Offers In Excess Of' £420,000**

Spectacular SEMI BY THE SEA is situated on a prestigious road in PAKEFIELD & is close to all local amenities including schooling, shops & transport links...

Accommodation comprises entrance hallway, BAY FRONTED lounge, kitchen with separate dining room & CONSERVATORY. 3 double bedrooms, family bathroom, cloakroom / WC & converted LOFT ROOM with SEA VIEWS. uPVC double glazing & GCH throughout. Driveway provides off-road parking, front & SOUTH FACING rear garden.

#### ENTRANCE HALLWAY

Through the part double glazed door into the entrance hallway of this semi by the sea... Laminate flooring, radiator, power points and a handy under stair cupboard offers your storage solution. Carpeted stairs to the first floor and doors into the dining room and the...

#### LOUNGE

13' 6" x 11' 7" (4.14m x 3.54m)

Overlooking the front of the home through the uPVC double glazed bay window, the lounge has laminate flooring, radiator, TV and power points; open fire place in situ with stunning surround.

#### DINING ROOM

11' 5" x 10' 11" (3.50m x 3.33m)

Versatile second reception lends itself to be the dining room... Exposed floorboards, uPVC double glazed window, radiator, telephone and power point; cupboard gives storage. Door into the...



**KITCHEN**

12' 6" x 11' 9" (3.82m x 3.60m)

Fitted kitchen comprises a range of wooden shaker style wall and base units with worktop, inset sink / drainer, integrated wine cooler, space for a range cooker with extractor fan over and space / plumbing for your other chosen appliances. Tiled flooring, opaque uPVC double glazed window, heated towel rail and power points. Door into the rear lobby and the...

**CONSERVATORY**

13' 1" x 10' 3" (4.01m x 3.14m)

Part brick construction with uPVC double glazed windows and polycarbonate roof. Offering views over the rear garden, the conservatory has laminate flooring, radiator, TV and power points; uPVC double glazed French doors out to the rear garden.

**REAR LOBBY**

Tiled flooring and uPVC part double glazed door out to the side of the home...

**CLOAKROOM / WC**

Low level WC; tiled top to toe and opaque uPVC double glazed window.

**FIRST FLOOR - LANDING**

Carpeted stairs to the first floor with doors to all bedrooms and bathroom. Fitted carpet, uPVC double glazed window and power points.

**BEDROOM 1**

11' 6" x 11' 0" (3.53m x 3.36m)

Overlooking the front of the home through the uPVC double glazed window... Laminate flooring, radiator, TV and power points.

**BEDROOM 2**

10' 11" x 8' 8" (3.33m x 2.65m)

Another double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

**BEDROOM 3**

11' 5" x 6' 10" (3.50m x 2.09m)

Last but certainly not least... Laminate flooring, uPVC double glazed window, radiator and power points.

**BATHROOM**

8' 6" x 5' 4" (2.60m x 1.65m)

White suite comprises a low level WC, pedestal basin, panelled bath with mixer tap and electric shower with screen over. Tiled flooring, opaque uPVC double glazed window, heated towel rail and airing cupboard housing the hot water cylinder.

**LOFT ROOM**

19' 4" x 7' 4" (5.90m x 2.24m)

Converted loft room provides sea views and is currently utilised as a bedroom with exposed floorboards, Velux windows and wall lighting.

**OUTSIDE**

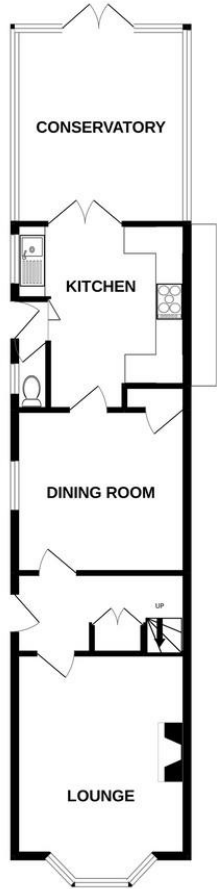
Laid to lawn frontage has mature shrubs set into borders. Driveway provides off-road parking and access to the home. Gated access leads to the well established, South facing rear garden which is mainly laid to lawn and has an array of mature trees, shrubs and flowers set into borders. Patio area enjoys the sun and provides the perfect place for alfresco dining while enjoying the relaxing sound of the water feature and pond. Timber sheds have power and offer your external storage solutions; outside lighting and water tap.

**FREEHOLD TENURE**

**EAST SUFFOLK COUNCIL TAX - BAND C**

**ENERGY PERFORMANCE CERTIFICATE RATING - F**

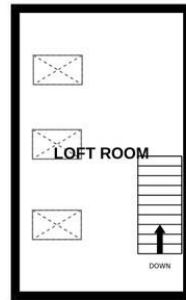
GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



GRAND AVENUE, PAKEFIELD, NR33 7AR

TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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.  
Made with Metropix ©2022

[www.angeandco.co.uk](http://www.angeandco.co.uk)

# Ange & CO

Independent Estate Agent

**Freehold Tenure**

**East Suffolk Council Tax – C**

**EPC Rating - F**

**Ivy Lane, Oulton Broad**  
**Lowestoft, NR33 8QH**  
**T: 01502 576840**  
**E: [info@angeandco.co.uk](mailto: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.

