



## Ship Road, Pakefield , Lowestoft

Guide Price £300,000 - £325,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Detached Bungalow
- ✓ Close to Suffolk Coastline
- ✓ Amenities Nearby
- ✓ Modern Kitchen and Bathroom
- ✓ Scope to Convert Loft (stp)
- ✓ Three Bedrooms
- ✓ Wrap Around Gardens
- ✓ Garage and Parking to Rear

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS  
&  
WATSON**



NO CHAIN! Situated within WALKING DISTANCE to the BEACH you will find this WELL PRESENTED, SURPRISINGLY SPACIOUS HOME with a WRAP AROUND GARDEN and SCOPE to EXTEND (stp.). Once inside you will find an ENTRANCE PORCH which opens onto the MAIN ENTRANCE HALL which runs through the HEART of the HOME leading to 22' SITTING/DINING ROOM with VIEWS out to the GARDEN, 12' FULLY FITTED KITCHEN with DOOR leading to the GARDEN, a three piece SHOWER ROOM completed the living accommodation. TWO SPACIOUS BEDROOMS can be found to the front of the property with one offering FITTED WARDROBES and BOTH FLOOD with NATURAL LIGHT, a THIRD BEDROOM/STUDY complete the home. OUTSIDE the property boasts a BEAUTIFULLY KEPT GARDEN with ARTIFICIAL LAWN and MATURE BOARDS, along with a VEGETABLE PLOT and SUMMER HOUSE with PATIO SEATING AREA. To the rear of the GARDEN a STORAGE SHED and SINGLE GARAGE can be found along with access to the PARKING.

#### LOCATION

The property is situated in the unspoilt village of Pakefield. Situated West of the A12 making the towns of Lowestoft and Southwold easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is right on your doorstep. The area boasts a thriving community complete with shops, restaurants and public houses.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR33 7DW), but to help.... Entering Pakefield on the London Road, turn right onto Stradbroke Road at the traffic lights and follow. Turn left onto Ship Road where the property will be found on the right handside.

The property is approached via a well maintained front garden, with artificial lawn, ornate conifer hedging and mature planting. With hardstanding pathway leading to the main property.

Double glazed entrance door to:

#### ENTRANCE PORCH

Fitted carpet, uPVC obscure double glazed window to front, uPVC obscure double glazed window to side, smooth ceiling, door to entrance hall.

#### ENTRANCE HALL

Fitted carpet, radiator, smooth coved ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

10' 7" x 10' 2" Max (3.23m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth coved ceiling.

#### BEDROOM

10' 7" x 6' 6" (3.23m x 1.98m) Fitted carpet, radiator, uPVC double glazed window to side, smooth coved ceiling.

### DOUBLE BEDROOM

13' x 10' 7" Max (3.96m x 3.23m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling.

### SITTING ROOM

21' 9" x 10' 7" (6.63m x 3.23m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television point, coved ceiling.

### SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower and glazed shower screen, tiled walls, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to rear, built-in storage cupboard, smooth ceiling.

### KITCHEN

12' 5" x 9' 2" (3.78m x 2.79m) Fitted range of wall and base level units with square edged work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, space for fridge/freezer, space for washing machine, wood effect flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, smooth ceiling with recessed spotlights.

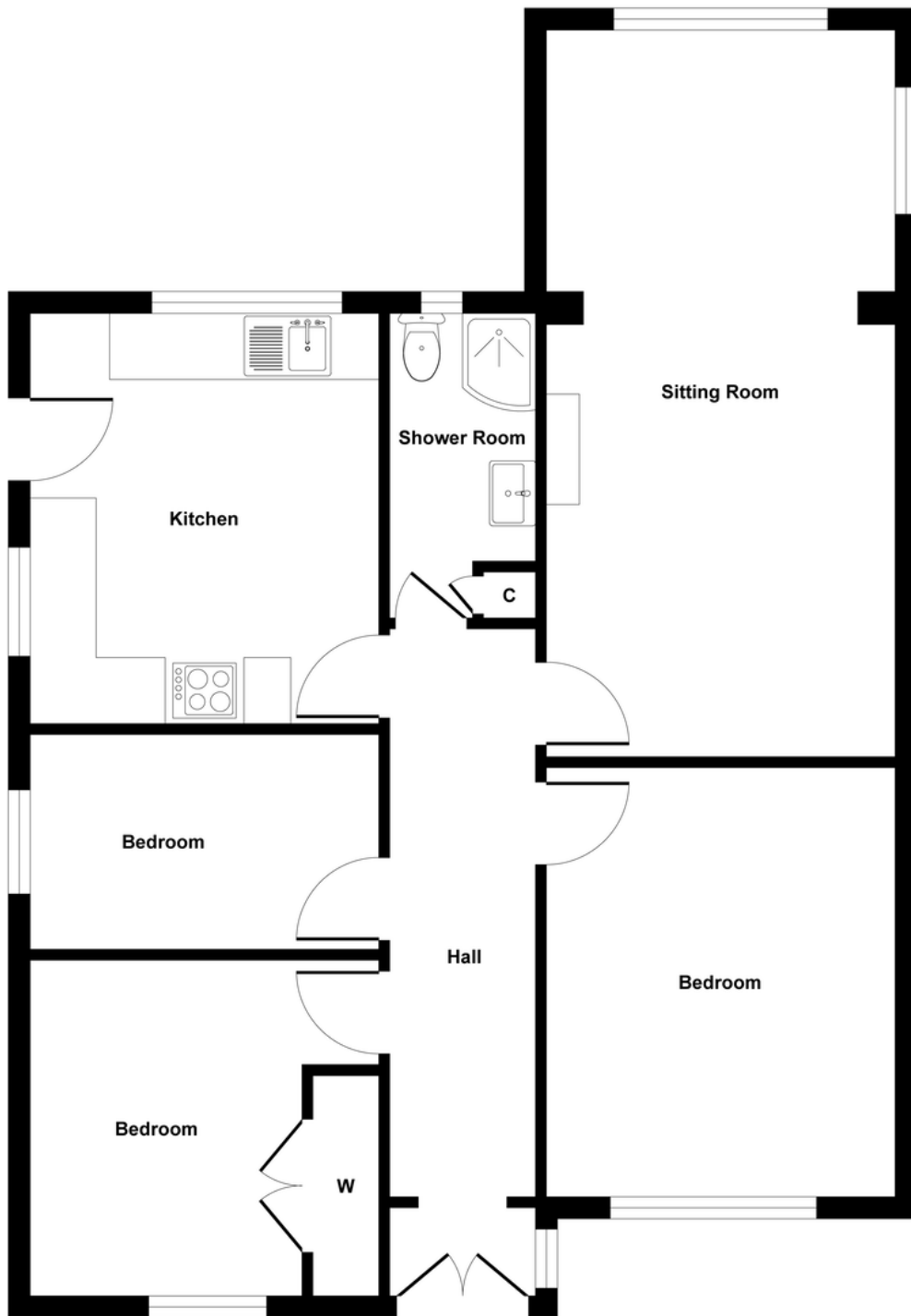
### OUTSIDE

Outside the garden has been sectioned off into various spaces, the first is a low maintenance garden with artificial lawn and mature planting which leads to the second section, a four-bed allotment with greenhouse, summer house (with power and lighting) and patio area ideal for those looking to grow their own. The final section can be found to the rear of the garden, this houses a large storage shed and single garage along with access to the two parking spaces.

### GARAGE

15' 9" x 7' 10" (4.8m x 2.39m) Double glazed door to side, storage above, power and lighting.





**Floor Plan**  
**Approximate Floor Area**  
**839 sq. ft**  
**(77.94 sq. m)**

**Approx. Gross Internal Floor Area 839 sq. ft / 77.94 sq. m**

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