

EST.  1993

JENNIE JONES

ESTATE AGENTS



Causeway Cottage, The Causeway, Pakefield, Suffolk, NR33 0JZ

O.I.E.O

£495,000

SUMMARY OF THE ACCOMMODATION

**STORM PORCH; ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; UTILITY ROOM;
CONSERVATORY; CLOAKROOM.
LANDING; THREE BEDROOMS; FAMILY BATHROOM
ATTRACTIVE GARDENS; DRIVEWAY; GARAGE.
SEA VIEWS**

THE PROPERTY

A deceptively spacious and well presented three bedroom detached property with lovely views to the sea and the adjacent Church. The house is situated in a sought after residential cul de sac yards from the beach and just a short stroll from all the amenities that Pakefield has to offer. The property has been well cared for by the current owner and consequently it is in good order throughout. Main benefits include light and airy accommodation, double glazed windows and doors, gas central heating and an attractive enclosed rear garden. The accommodation comprises a storm porch with door to the entrance hall, a well proportioned sitting room with door to the recently fitted conservatory. Cloakroom with wash basin and low level wc. Dining room with windows to front and rear aspects and door to the kitchen which is fully fitted with a good range of base and wall mounted units with work surfaces over. There is a built in oven and hob with extractor over, built in dishwasher and fridge. A door opens to the utility room with wall mounted gas boiler for central heating, plumbing for washing machine and door to the garage. There are bedrooms to the first floor and a family bathroom. To the front of the property is a shingled front garden designed for ease of maintenance and a brick weave driveway with ample parking space which gives access to the garage. The rear garden is enclosed and mainly laid to lawn with a paved patio, plant borders and a timber summer house. The property would be ideally suited for either full time occupation or for use as a holiday home.

There is tremendous scope and potential to extend the property to form further accommodation and to maximise the panoramic sea views. Any alterations would be subject to necessary planning consent. An internal inspection of the property is strongly recommended in order to fully appreciate the views and the accommodation offered.

LOCATION

The property is located in The Causeway, overlooking the sea, adjacent to the Church and close to Pakefield Cliff. There are a number of amenities to be found in the village of Pakefield including shops for every day needs. The town of Lowestoft can be found approximately one mile to the north and to the south Southwold and the Heritage Coast are within easy motoring distance.

LOCAL AUTHORITY
East Suffolk Council

COUNCIL TAX BAND= C

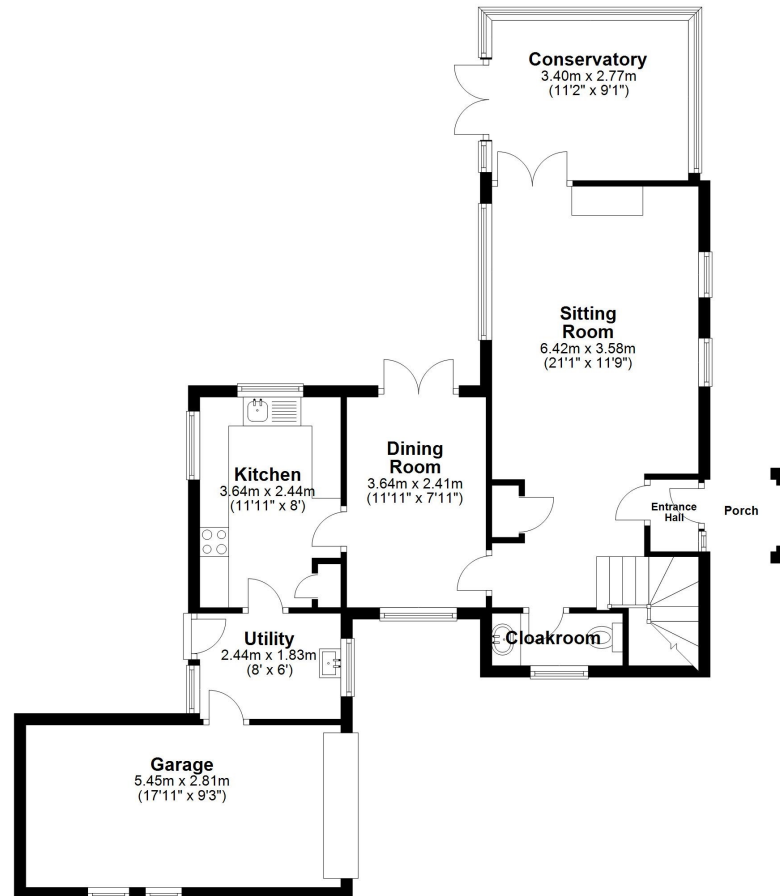
SERVICES: Mains water, electricity and drainage are connected. Heating is by gas fired boiler.

VIEWING
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM OFFICE(01728) 605511
email: saxmundham@jennie-jones.com

EPC RATING = D

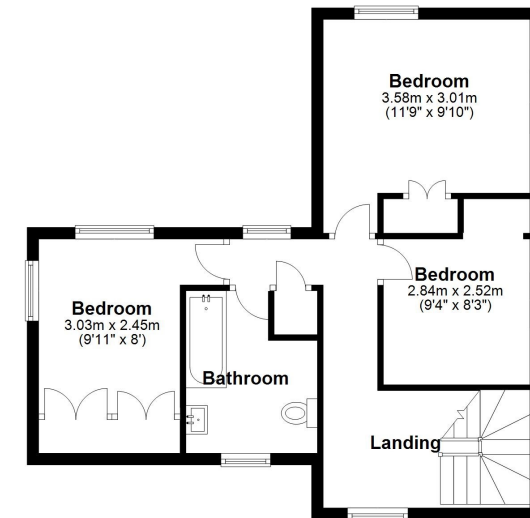
Ground Floor

Approx. 79.9 sq. metres (859.5 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



Total area: approx. 127.9 sq. metres (1377.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











SAXMUNDHAM
T: 01728 605511

www.jennie-jones.com