



Flora Road, Pakefield, Lowestoft, Suffolk, NR33 7JA

GUIDE PRICE £230,000 - £240,000

- PAKEFIELD
- OPEN-PLAN KITCHEN / DINER
- DOUBLE DRIVEWAY
- VERY ENERGY EFFICIENT
- CLOAKROOM / WC
- WEST FACING REAR GARDEN
- 3 SEPARATE BEDROOMS
- MODERN BATHROOM
- CALL TO VIEW

NOT YOUR AVERAGE 3 bed semi-detached in PAKEFIELD.... QUALITY throughout with oak internal doors & HIGH GLOSS kitchen with integral appliances & bathroom suites & of course, the usual modern comforts of uPVC double glazing & GCH. Property comprises a hallway with CLOAKROOM / WC, lounge & OPEN-PLAN kitchen / diner; 3 separate bedrooms & bathroom. Double driveway & WEST FACING rear garden.

Pakefield enjoys it's prominent position just South of Lowestoft with one of the finest East Coast beaches; offering a lovely community with a number of amenities, eateries, good schooling & public transport to the nearby villages & towns or further field...

SIMPLY MOVE IN & UNPACK

ENTRANCE HALL

Through the front door you enter this immaculately presented semi-detached home. Laminate flooring, radiator, power points and stairs to the first floor; doors into the lounge and the...

CLOAKROOM/WC

Comprising low level WC and modern vanity unit with inset basin; laminate flooring, opaque uPVC double glazed window and radiator.

LOUNGE

4.71m x 3.48m (15'5" x 11'5")
Picture perfect this lovely size lounge overlooks the front of the home through the uPVC double glazed window; laminate flooring, radiator, TV / power points and a handy under stair cupboard offers your storage solution and houses the consumer unit gas central heating / domestic hot water boiler.

KITCHEN / DINER

4.49m x 2.68m (14'8" x 8'9")
Open-plan arrangement with high gloss wall and base units with worktop, inset sink / drainer, oven with ceramic hob and extractor fan over; space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator, power points and space for your chosen table; French uPVC double glazed doors lead out to the rear garden.

FIRST FLOOR - LANDING

Stairs to the first floor with doors to all bedrooms, bathroom and built-in cupboard.

BATHROOM

1.92m x 1.75m (6'3" x 5'8")
White suite comprises low level WC, vanity unit with inset basin and bath with mains shower over and screen. LVT flooring, opaque uPVC double glazed window and heated towel rail.

BEDROOM 1

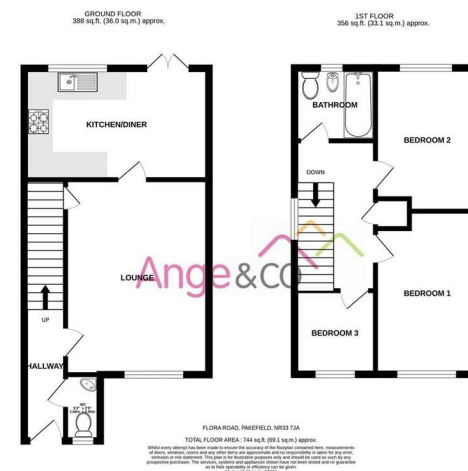
3.94m x 2.43m (12'11" x 7'11")
Overlooking the front of the home this double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2

3.48m x 2.43m (11'5" x 7'11")
With rear aspect this double bedroom has laminate flooring, uPVC double glazed window, radiator, TV and power points.

BEDROOM 3

2.01m x 1.94m (6'7" x 6'4")
LVT, uPVC double glazed window, radiator, TV and power points.



OUTSIDE

Attractive block paved driveway provides off road parking for 2 vehicles and side pedestrian access to the West facing laid to lawn rear garden. with patio area. Outside lighting, water tap and timber shed.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING B