



98 Beach Farm Arbor Lane

Pakefield, Lowestoft, NR33 7BD

Asking Price £80,000



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Aldreds are delighted to offer this beautifully presented timber lodge, situated on the highly desirable Beach Farm residential park, within walking distance of Pakefield beach and local amenities. Tastefully decorated throughout, the lodge features modern fixtures and fittings, and the asking price includes the internal furnishings if required — offering a true turnkey opportunity. The spacious accommodation comprises a lounge with open-plan kitchen, inner hallway, two bedrooms, and a bathroom with convenient Jack and Jill access. Benefits include uPVC double glazed windows and gas-fired central heating via a modern boiler. Externally, the property provides two private off-road parking spaces and a generous lawned side garden. The lodge is suitable for full residential use (subject to Beach Farm Park rules) and is offered with no onward chain. Early viewing is strongly recommended.

Lounge

13'7" x 11'3" (4.15 x 3.45)

Fitted carpet, flat plastered and coved ceiling, tv point, power points, double aspect uPVC windows, radiator, modern furniture which can be included in the asking price, power points, modern fireplace with living flame electric fire.

Open Plan Kitchen Area

8'4" x 6'2" (2.55 x 1.88)

Vinyl flooring, fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, built in electric oven, four burner gas hob, extraction cooker hood, recently installed energy efficient combination gas boiler enclosed by kitchen cupboard, full length integrated fridge/freezer.

Inner Hallway

Fitted carpet, uPVC door leading to rear garden, radiator, full length fitted storage cupboard.





Bedroom 1

7'11" x 11'3" (2.42 x 3.45)

Fitted carpet, flat plastered and coved ceiling, full length fitted wardrobe, radiator, power points, uPVC window, Jack and Jill door leading to the bathroom, all bedroom furniture can be including in the asking price.

Bathroom

8'6" x 4'11" (2.6 x 1.5)

Fitted bathroom flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, part tiled walls, shavers socket, extractor fan, uPVC window.

Bedroom 2

8'5" x 6'8" (2.59 x 2.04)

Fitted carpet, flat plastered and coved ceiling, uPVC window, power points, full length fitted wardrobe, radiator.



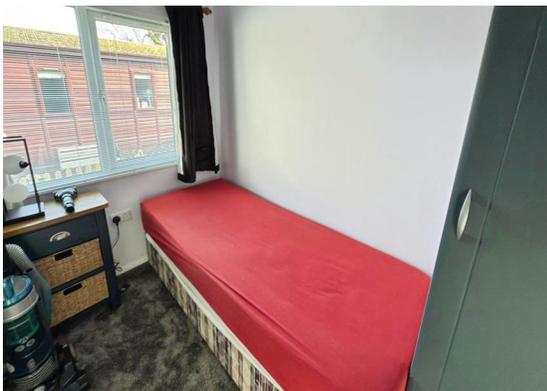
Outside

There is a range of beautiful lawned gardens with flower and shrub borders, two modern metal storage sheds, a raised decked veranda providing ample space for bistro style dining, private driveway for two cars.

Services And Fess

Site Fees £4200 Per Year (Approx) Including Water And Drainage Council Tax Band A

Mains Drains And Electric LPG Gas Heating



Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

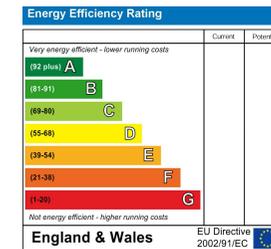
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Area Map



Energy Efficiency Graph



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