



# Aldreds

Estate Agents

21 Saxon Road  
Pakefield, Lowestoft, NR33 7BS  
Asking Price £350,000





## 21 Saxon Road

Pakefield, Lowestoft, NR33 7BS

\*\*\* STUNNING SEA AND BEACH VIEWS \*\*\* Aldreds are delighted to offer this two bedroom end terrace cottage situated alongside Pakefield beach. This outstanding property has substantial rear gardens which back onto Pakefield beach and promenade. There is a summerhouse at the end of the garden providing some of the best sea views within Norfolk & Suffolk. The property is presented to an excellent standard throughout with many character features and the surprisingly spacious accommodation includes an open plan lounge/diner, modern fitted kitchen, ground floor WC and utility area. On the first floor there are two double bedrooms and a spacious bathroom with double doors leading out to a balcony providing stunning sea views. Benefits also include a privately owned secure carpark giving ample off road parking and Pakefield beach is within a one minute walk. A very rare opportunity to acquire such a unique cottage in this beautiful location being ideal for an all year round family home or holiday home. Early viewing is strongly recommended.

### Lounge/Diner

18'9" x 12'10" (5.73 x 3.93)

Fitted carpet, coved ceiling, radiator, power points, T.V point, cast iron log burner inset in a brick and tile fireplace, feature exposed brick wall, Georgian style sealed unit double glazed sash window, galleried staircase, ample space for family size dining table and chairs.

### Kitchen

10'2" x 9'7" (3.1 x 2.94)

Solid timber flooring, range of modern fitted kitchen units, extended work surfaces, double ceramic sink with single drainer, power points, tiled splash backs, radiator, eye level double Neff oven, eye level microwave housing, ceramic Neff hob with extraction cooker hood, inset spot lighting, flat plastered ceiling, wide opening leading to a further kitchen/utility area.

### Kitchen/Utility Area

9'6" x 6'2" (2.91 x 1.89)

Karndean flooring, range of fitted kitchen units, extended work surfaces, sealed unit double glazed door leading to rear garden, Georgian style sealed unit double glazed sash windows.







### W.C

Ceramic tiled flooring, cloakroom suite comprising wall mounted sink, low level W.C, half tiled walls, extraction fan, inset spot lighting.

### First Floor

Small landing, fitted carpet, loft access leading to loft space.

### Bedroom 1

10'5" x 10'6" (3.2 x 3.22)

Fitted carpet, full length storage cupboard, feature timber beamed ceiling, sealed unit double glazed sash style window, radiator, power points.

### Bedroom 2

9'0" x 8'11" (2.76 x 2.74)

Fitted carpet, feature timber beamed ceiling, double fitted wardrobe/cupboard, radiator, power points, further fitted full length cupboard, door leading to the bathroom.



### Bath/Shower Room

14'1" x 6'6" (4.31 x 2.0)

Solid timber flooring, quality shower and bath suite comprising of a free standing bath, double width fully tiled shower cubicle, low level W.C, vanity sink unit, radiator, half tiled walls, feature vaulted ceiling with inset spot lighting and vaulted timber beams, double patio style doors leading out to a balcony which has amazing beach and sea views.

### Outside

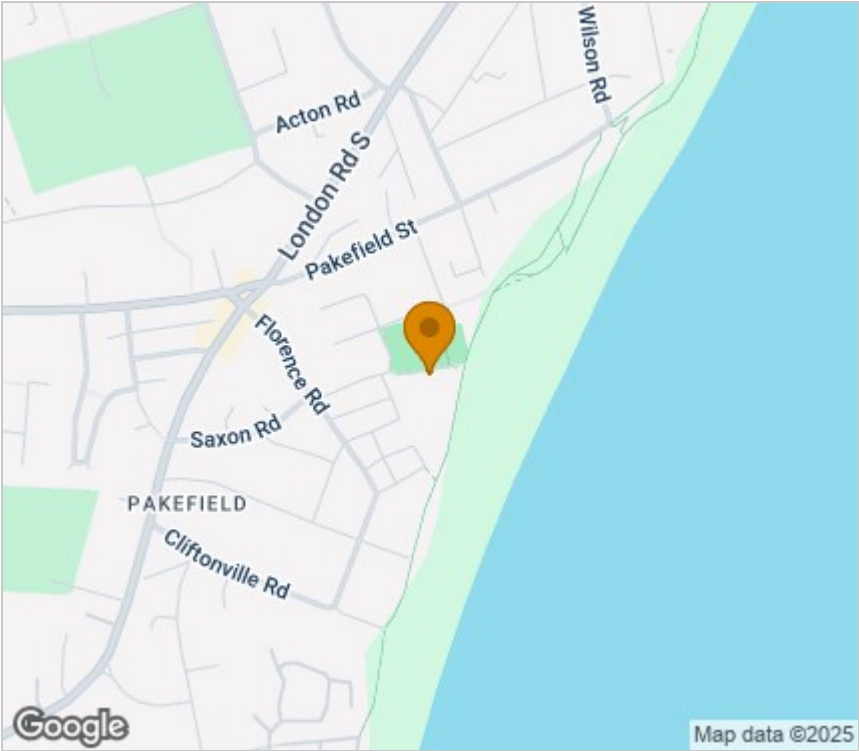
To the front of the property there is a privately owned car parking area providing ample off road parking. To the rear there are long stunning lawned gardens backing onto Pakefield beach with a full range of specimen flowers and shrubs, enclosed by high fencing, brick outbuilding currently used as a utility area with plumbing for a washing machine, timber built timber store. At the rear of the garden there is a substantial summerhouse providing some of the best sea and beach views within Norfolk & Suffolk.



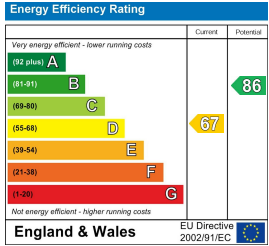
Floor Plan



Area Map



Energy Efficiency Graph



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.

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