



100 Walmer Road
Pakefield, Lowestoft, NR33 7LD

Offers In Excess Of £300,000



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Aldreds are delighted to offer this four bedroom semi detached property situated in this very desirable Pakefield location being within a short walk of Pakefield beach and amenities. This outstanding family home is presented to an excellent standard throughout set over three floors offering versatile family accommodation including an entrance hall, an open plan kitchen/diner leading into a garden room, lounge with a cast iron wood burner and a ground floor WC. On the first floor there are three separate bedrooms and a family bathroom. To the second floor there is a further double bedroom and a second shower room. Benefits include uPVC double glazed windows and gas central heating. Outside to the front there is a spacious driveway providing parking for up to three cars with a beautifully presented lawned rear garden with modern brick built outbuilding which could be used for storage, games room or office space. Properties set in this desirable postcode with this amount of family accommodation rarely become for sale and an early viewing is strongly recommended.

Entrance Hall

Composite entrance door, stairs rising to first floor, two doorways leading to kitchen & lounge.

Sitting Room

16'6" x 12'4" (5.03 x 3.78)

Fitted carpet, double aspect uPVC windows, power points, tv point, radiator, multi-fuel/cast iron wood burner.

Kitchen/Diner

16'5" x 11'9" (max) (5.02 x 3.60 (max))

Timber effect flooring, a full range of modern fitted kitchen units with extended work surfaces, tiled splashbacks, inset stainless steel sink and draining board, integral double oven with four burner gas hob, extraction cooker hood, recess for all white goods including plumbing for a washing machine and dishwasher, ample space for family size dining table and chairs, double uPVC doors leading into:-

Garden Room

16'7" x 8'11" (max) (5.07 x 2.74 (max))

Fitted carpet, large aspect uPVC windows, double uPVC doors leading out to rear garden, tv point, power points, radiator.

Ground Floor WC

Laminate flooring, uPVC window, cloakroom suite comprising of a low level WC and wall mounted hand basin, tiled splashbacks.

First Floor Landing

Fitted carpet, galleried staircase leading to second floor, radiator.





Bedroom 2

13'8" x 11'4" (4.19 x 3.46)

Fitted carpet, double aspect uPVC windows, power points, radiator, built in wardrobe.

Bedroom 3

8'7" x 8'1" (2.64 x 2.48)

Fitted carpet, double aspect uPVC windows, power points, radiator.

Bedroom 4

9'3" x 7'1" (2.84 x 2.18)

Fitted carpet, uPVC window, power points, radiator.

Family Bathroom

Vinyl flooring, modern white bathroom suite comprising of a pedestal sink, low level WC, panel bath with mixer shower over, part tiled walls, uPVC window.

Second Floor Landing

Fitted carpet.

Bedroom 1/Master Bedroom

16'7" x 11'4" (max) (5.08 x 3.46 (max))

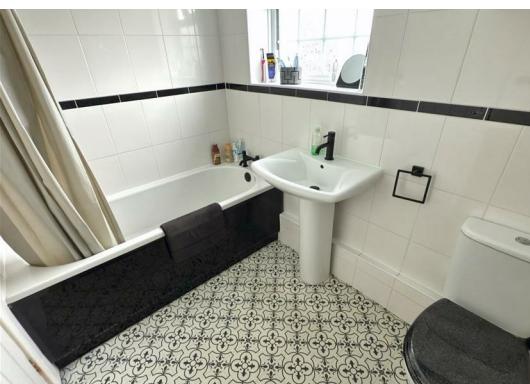
Fitted carpet, eaves storage cupboards, radiator, power points, Velux windows.

Shower Room

Vinyl flooring, shower suite comprising of a fully tiled shower cubicle, low level WC, pedestal sink, Velux window, tiled splashbacks, heated towel rail.

Outside

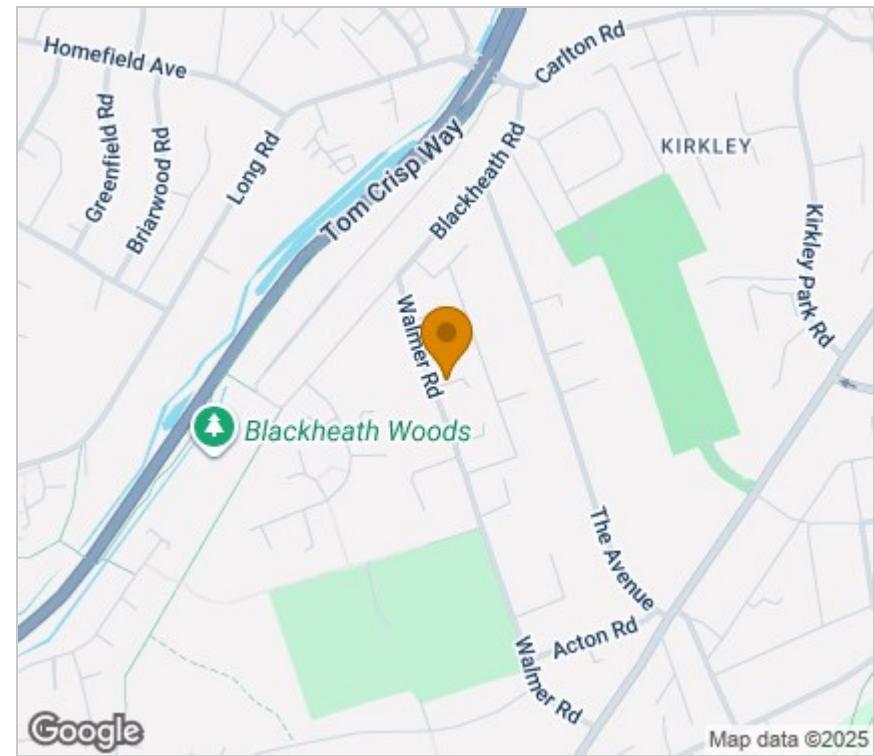
Outside to the front there is a wide driveway providing parking for up to three cars. To the rear there is a beautifully presented lawned garden with patio seating area, a range of various flower and shrub borders, substantial modern brick built outbuilding which would be ideal for use as a bar, games room or external office. The gardens are enclosed by high timber fencing with side access leading to the front driveway.



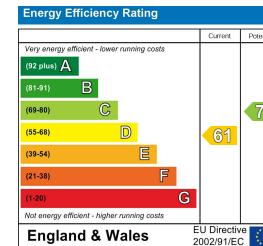
Floor Plan



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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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA