



**Aldreds**  
Estate Agents

69 Beach Farm Arbor Lane

Pakefield, Lowestoft, NR33 7BD

Asking Price £125,000



## 69 Beach Farm Arbor

Pakefield, Lowestoft, NR33 7BD

Aldreds are delighted to offer this superb double width mobile home situated on this very popular residential Beach Farm Park being within a very short walk of East Pakefield beach and amenities. This mobile home is situated in a very quiet position with double length driveway providing ample off road parking and a full range of wrap around gardens which are laid to artificial lawn, patio seating areas with 2 metal storage sheds. This spacious versatile accommodation includes an entrance hall, spacious lounge, large open plan kitchen/diner, 2 double bedrooms and a modern shower room. Presented to a good standard throughout with the benefits of gas fired central heating and Upvc double glazed windows with made to measure timber window blinds included in the asking price. Properties on this ever popular residential park, especially in this secluded location rarely become available and an early viewing is strongly recommended.

### Wide Entrance Hall

Fitted carpet, 2 x full length storage cupboards, radiator, power points, Upvc entrance door.

### Lounge

17'11" x 10'5" (5.47 x 3.2)

Fitted carpet, double aspect Upvc windows with fitted window blinds included, coved ceiling, T.V point, power points, radiator.

### Kitchen/Diner

8'10" x 17'4" (2.70 x 5.29)

Tiled effect vinyl flooring, range of fitted kitchen units, integral dishwasher, electric oven with matching four burner gas hob, extraction cooker hood, extended work surfaces, tiled splash backs, power points, double stainless steel sink with single drainer, radiator, recess for white goods including plumbing for washing machine, double aspect Upvc windows with fitted window blinds, Upvc door leading out to the side garden, ample space for family size dining table and chairs.

### Bedroom 1

10'9" x 9'5" (3.28 x 2.89)

Fitted carpet, power points, Upvc window with fitted window blind. radiator, power points, fitted wardrobes.





### Bedroom 2

10'7" x 9'6" (3.23 x 2.92)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, fitted wardrobes & drawers.

### Shower Room

Laminate flooring, quality fitted shower suite comprising of a double width shower cubicle with aqua board splash backs enclosed by sliding glass doors, vanity sink unit, low level W.C with enclosed cistern, Upvc window, extractor fan.

### Outside

#### Outside To The Front

There is a long driveway providing parking for up to 2/3 cars, patio seating area, plastic veranda with disabled friendly slope. further enclosed garden which is laid to artificial grass with a raised patio seating area.

#### Outside To The Rear

There is an enclosed lawned garden enclosed by low level fencing, with a further garden area with patio and 2 metal sheds

### Outgoings

Fully Residential

Site Fees - £213.85 per calendar month to include water and sewage

Council Tax Band A

Double Width mobile home measuring to 9.5m x 5.5m

### Tenure

Freehold

### Services

Mains water, electricity, LPG, drainage.

### Council Tax

East Suffolk. Band 'A'

Ref: L2342/04/25



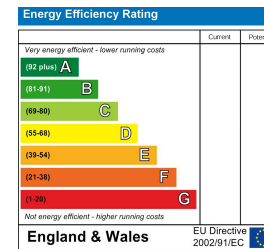
## Floor Plan



## 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.

### Disclaimer

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