



Lowestoft,

Offers Over £180,000

- Ample off road Parking
- Perfect for the first time buyer
- Close to public transport links
- Modern sun room
- Neutral decor throughout
- Popular Pakefield location
- Featuring two separate bedrooms

Ubbeston Way, Lowestoft

Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.



Council Tax Band: C



DESCRIPTION

Welcome to Ubbeston Way , a stylish and beautifully maintained two-bedroom home tucked away in one of Pakefield's most desirable cul-de-sacs.

Offering bright, characterful living spaces, a stunning sunroom with panoramic garden views, and a sunny south-facing garden.

Step into the spacious entrance hall, where doors lead into the bright kitchen/breakfast room and inviting lounge. The kitchen offers a practical and well-equipped layout, featuring sleek units above and below laminate work surfaces, an integrated oven with gas hob and extractor, plus dedicated spaces for both a washing machine and fridge freezer.

The lounge provides an immediate sense of warmth and character with its exposed brick chimney breast and cosy gas fire. A staircase rises to the first floor, while a door invites you through to the impressive modern sunroom — a serene, light-filled retreat boasting panoramic garden views, ideal for relaxed dining, morning coffee or quiet moments all year round.

Upstairs, the home continues to impress with two generous double bedrooms, each offering ample space and storage. The family bathroom features tiled flooring and a classic white suite with a panelled bath and mains-fed shower, creating a fresh and functional space.

Outside, the property enjoys fantastic kerb appeal with a sweeping paved driveway and neatly laid-to-lawn front garden. To the rear, a sunny south-facing garden provides the perfect backdrop for

outdoor living, complete with a raised decking area for entertaining and a timber storage shed for convenience.

A well-maintained home in a sought-after location Ubbeston Way offers comfort, style and a welcoming lifestyle in the heart of Pakefield.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

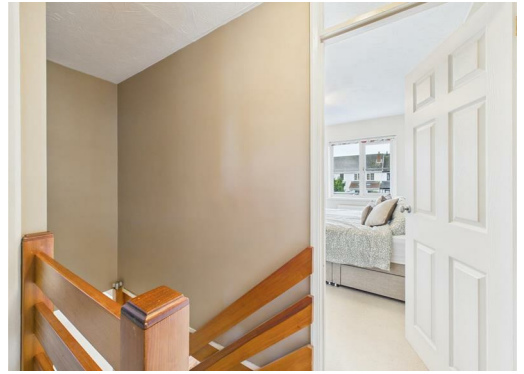
OUTGOINGS

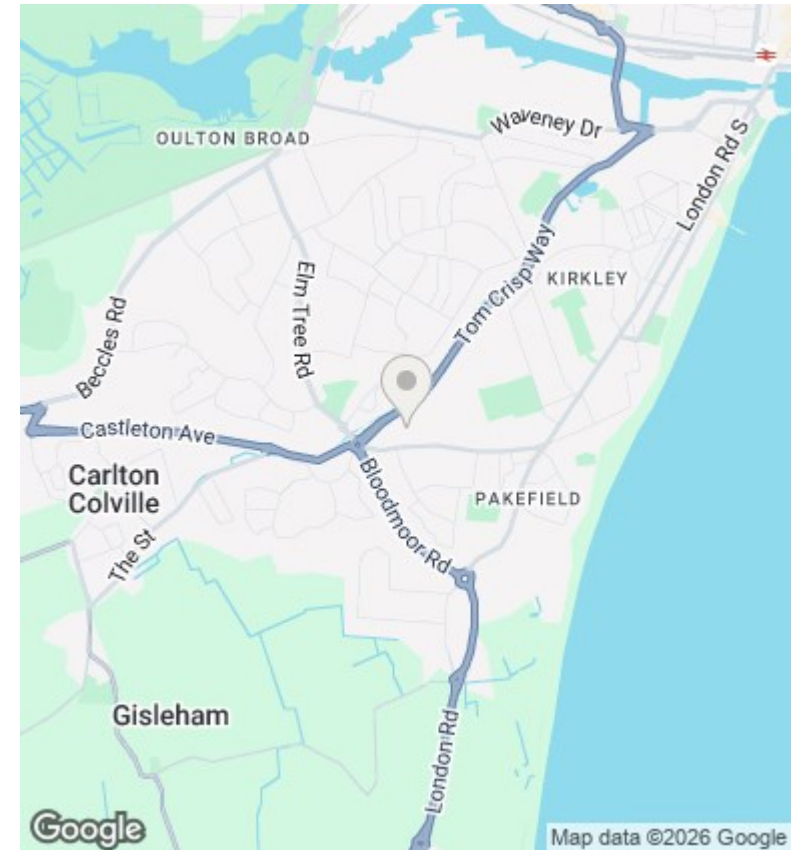
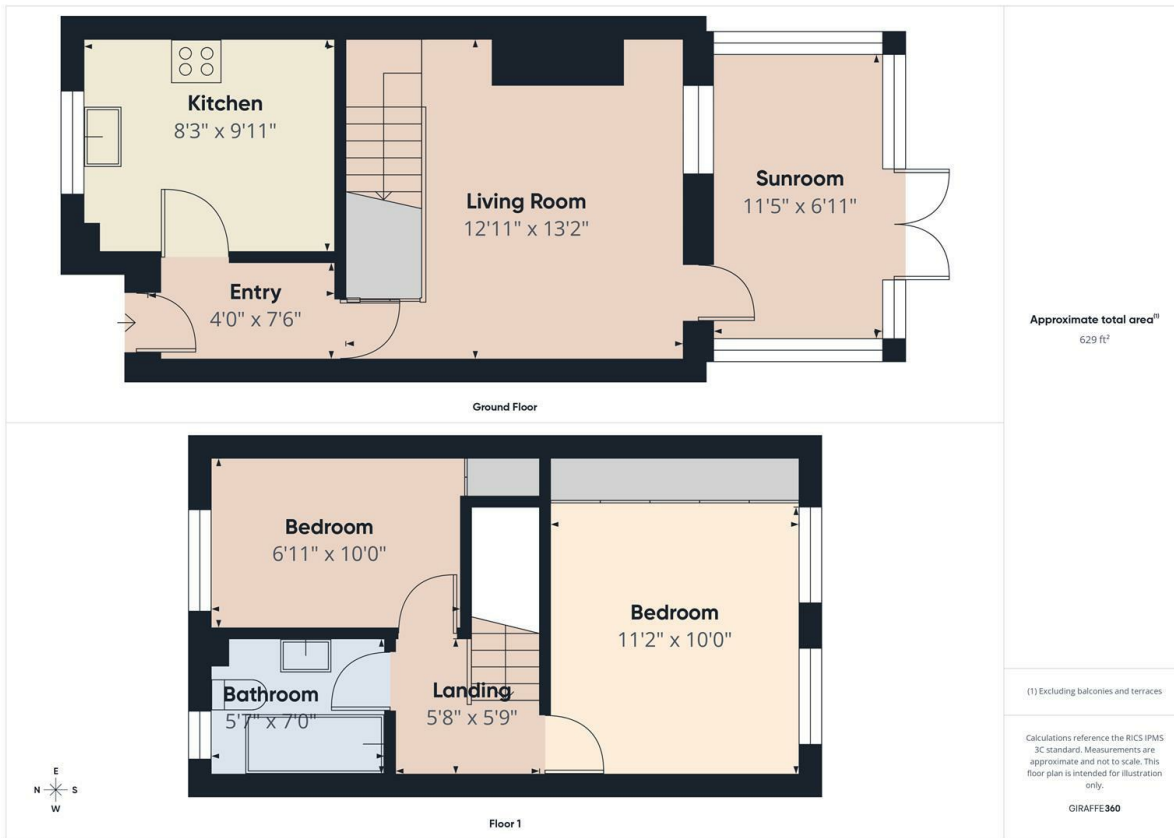
Council tax band C

TENURE

Freehold







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com