

HARDIMANS

2 Rochester Road
Pakefield, Lowestoft, NR33 0JR
£230,000

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2 Rochester Road, Pakefield, Lowestoft, Suffolk, NR33 0JR

A well-presented three bedroom property situated on Rochester Road in Pakefield, just a few roads back from the beach. The property has been thoughtfully finished throughout, with a charming seaside cottage feel that suits its location perfectly.

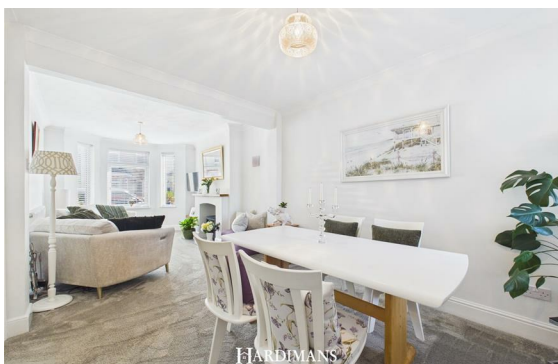
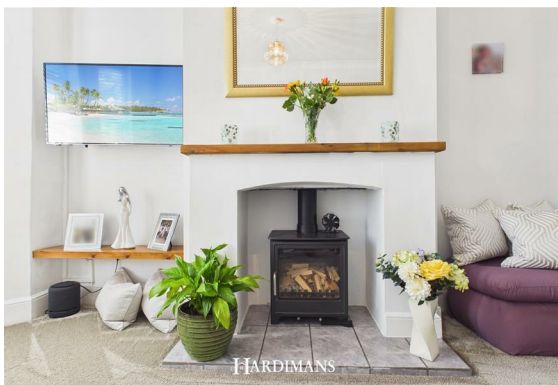
Upon entering, the hallway leads through to a spacious lounge/diner, featuring a bay fronted window and a log burner, creating a comfortable and welcoming living space.

To the rear of the property is a further kitchen/diner, with a good range of fitted units and plenty of worktop space. Patio doors open directly onto the rear garden, which has been designed for ease of maintenance with artificial grass and a selection of potted plants.

Upstairs, there are three bedrooms, all accessed from the landing. There are two good-sized double bedrooms, while the third bedroom is smaller and would make an ideal child's bedroom, home office or dressing room. A family bathroom completes the first floor.

Outside, the rear garden provides a pleasant and easy-to-manage space to enjoy, while the property's position offers the benefit of being within a short walk of Pakefield beach. There are also regular bus services providing links towards Lowestoft town centre and the surrounding areas.

A lovely home which has been well cared for and is ready for its new owners to move straight in and enjoy both the property and the excellent coastal location.





ENTRANCE HALLWAY

door to front aspect, fitted carpet, radiator, spotlights, understairs cupboard, stairs to first floor.

LOUNGE/DINER

Bay window to front aspect, window to rear aspect, ceiling lights, Fireplace with wood burner, fitted carpet, radiator.

KITCHEN/DINER

Fitted with wall and base cupboards. sink and drainer, built in hob, extractor, fitted oven, vinyl flooring, ceiling lights, radiator, windows to side aspect, patio doors to rear aspect.

DOWNSTAIRS UTILITY ROOM

sink, wc, washing machine, opposite the utility room is an airing cupboard which holds the gas boiler.

STAIRS TO FIRST FLOOR AND LANDING

carpet, window to side aspect, radiator

MASTER BEDROOM

carpet, ceiling light, radiator, window to front aspect, built in wardrobes,

BEDROOM 2

carpet, ceiling light, radiator, window to rear aspect

BEDROOM 3

carpet, window to side aspect, ceiling light, radiator

BATHROOM

Bath, shower cubicle, sink, low level wc, window to rear aspect, ceiling light. vinyl flooring

OUTSIDE

To the front, walled shingled garden,

To the rear, enclosed by timber fencing, artificial grass, shingled area.

TENURE

Freehold





COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: (Fixed Wireless) Could achieve speeds of Ultrafast 10000mbps

* Mobile: EE, 02, THREE, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



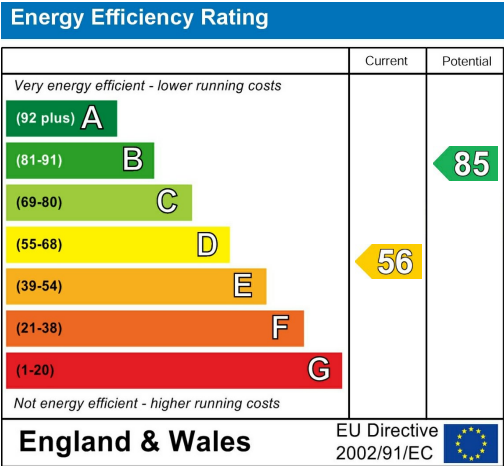
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Ombudsman

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