

HARDIMANS



22 Stradbroke Road
Pakefield, Lowestoft, NR33 7HT
No Onward Chain £230,000



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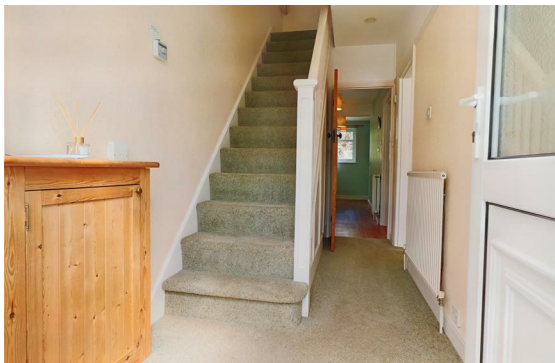
' NO ONWARD CHAIN' Fantastic older-style home located in just the right place, in the highly desirable PAKEFIELD area, being within easy walking distance of the sea & beach. Pakefield Terminus is also right on your doorstep which provides a great selection of local shops and facilities. Pakefield Park is a short distance away, and a great place for walks. This attractive 1930's house is set back from the road with more than ample parking. In addition, the property has been extended and provides 2 good size reception rooms, of which the rear living room has been extended & overlooks the lovely garden. The property also benefits from a modern ground floor shower room which compliments the first floor bathroom & 3 separate bedrooms. Continuing outside, you will find a lovely, manageably sized and private garden with a large patio area, ideal for sitting out and enjoying the sunshine. Overall, this is an excellent property with many attractive features, and an early viewing is a MUST to avoid disappointment.

ENTRANCE PORCH

of UPVC construction poly carbonate roof, further UPVC door to:-

GOOD SIZE ENTRANCE HALL

stairs to first floor, radiator, pine cupboard housing electric meters and fuse box, picture rail, wireless central heating thermostat.





FRONT SITTING ROOM

with UPVC picture window overlooking the front garden, double radiator.

EXTENDED LOUNGE

Lovely size living room extended to the rear with windows overlooking the delightful garden,

EXTENDED KITCHEN

in a range of pine base units, single drainer sink, gas cooker point, double aspect windows with upvc double glazing, matching side door, access to utility area with plumbing for automatic washing machine, UPVC opaque window.

MODERN WET ROOM

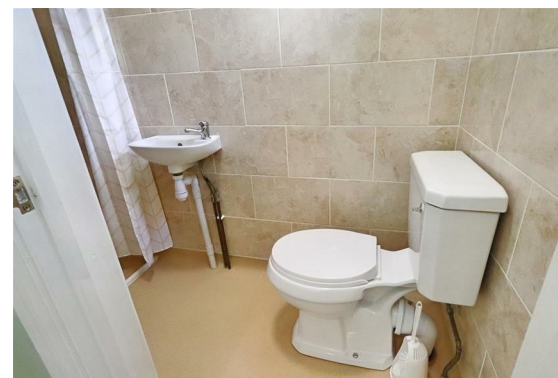
with a moulded shower floor, tiled walls, shower cubicle with thermostatic shower unit, washbasin, low level wc, chrome upright towel rail/radiator, extractor fan, UPVC opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING

UPVC opaque glazed window, access to roof void.

MASTER BEDROOM

with UPVC double glazed window, radiator.



BEDROOM 2

UPVC double glazed window, radiator, fitted linen cupboard with radiator.

BEDROOM 3 (small but cosy)

UPVC double glazed window, radiator, Vaillant gas combination boiler.

BATHROOM

with cased bath, low level wc, pedestal washbasin, part tiled walls, radiator, extractor fan, UPVC opaque glazed window.

OUTSIDE

To the front, wrought iron gates lead to a good size concrete driveway providing more than ample car parking, & there is a further gravelled garden with well stocked borders. Side gate and pathway provides access to delightful attractive rear garden fully enclosed by concrete posts and timber fencing. Adjoining the property is a large paved patio, and lawned garden with raised planters which compliment the property.

NOTE

You will have the benefit of a brand new timber fencing to the left hand & rear boundary.

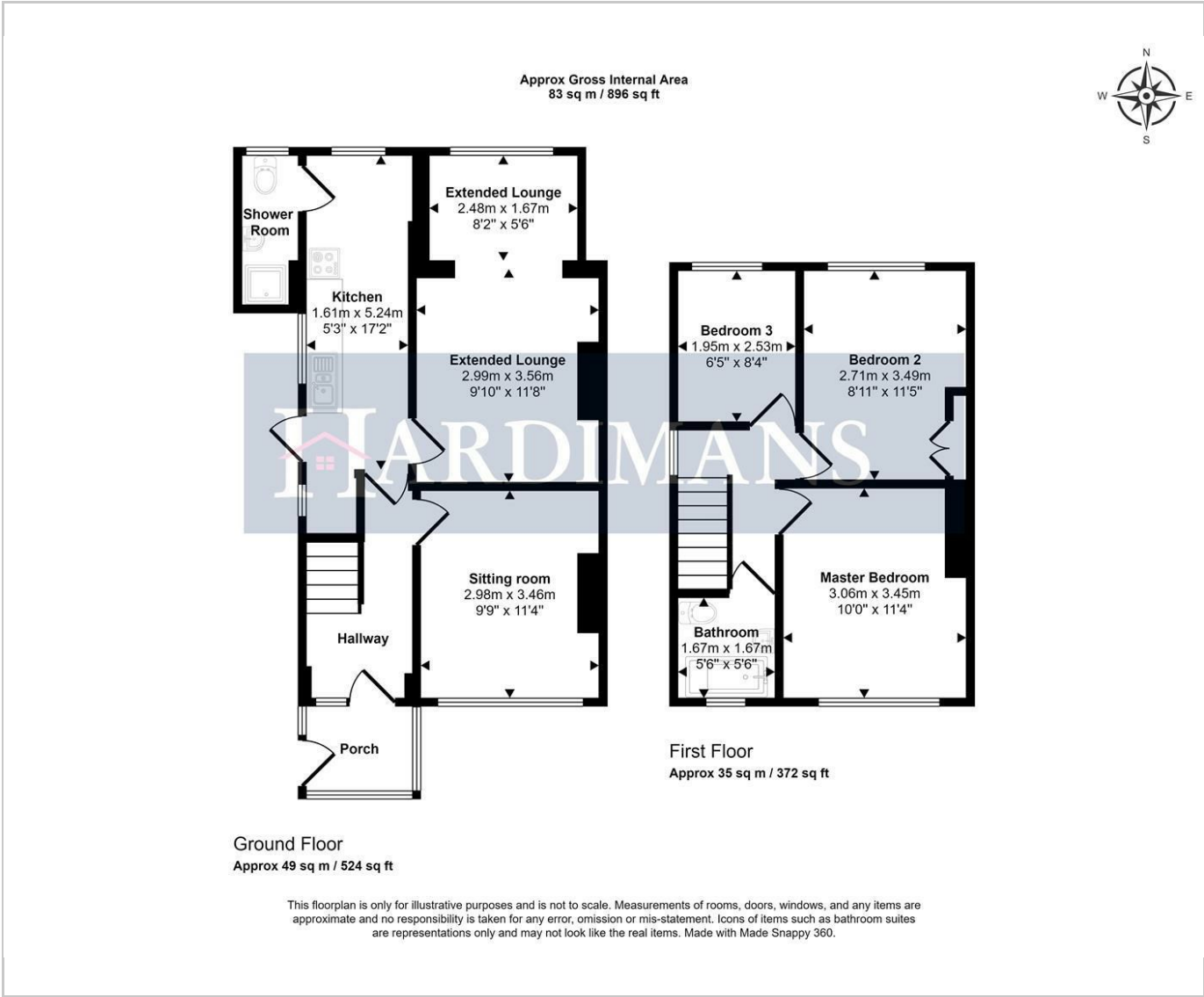
COUNCIL TAX BAND

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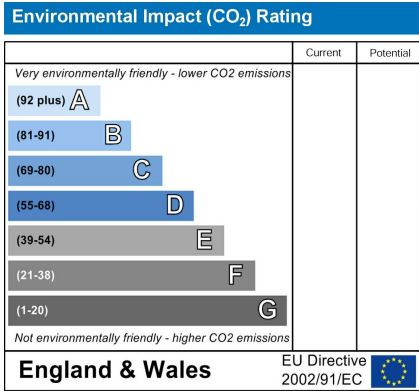
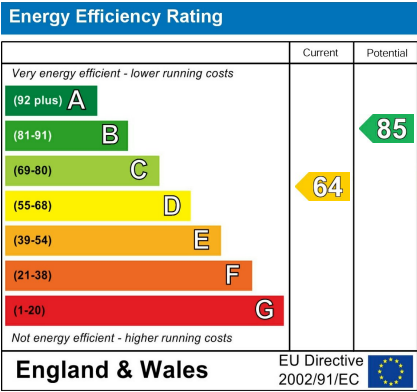
Floor Plan



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.

PROTECTED

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