



01502 576840
www.angeandco.co.uk

Stradbroke Road
Pakefield, Lowestoft, Suffolk, NR33 7HX
'Offers in Excess of' £250,000

Comprising 2 reception rooms, lovely size kitchen & CONSERVATORY; MODERN bathroom & 4 bedrooms. Double glazing & storage heating throughout. Veranda offers the perfect place to sit & relax whilst the enclosed, good size rear garden is a HIDDEN GEM. Driveway provides ample off road parking.
* VIEWING ESSENTIAL TO APPRECIATE *

LOBBY

Through the French double doors into the lobby of the home. Vinyl flooring and part glazed door into the...

HALLWAY

Come on inside into the hallway with doors to various rooms. Vinyl flooring, radiator, telephone, power points and an over head cupboard houses the meters and fuse board. Loft access in situ, which is boarded, with loft ladder and Velux window offering potential.

LOUNGE

12' 0" x 19' 5" (3.67m x 5.94m narrowing to 4.05m)

Overlooking the front of the home through the double glazed windows this lovely size lounge allows you to relax and unwind. Fitted carpet, radiators, TV, power points and a newly fitted cast iron wood burner.

DINING ROOM

12' 0" x 10' 9" (3.67m x 3.30m)

Plenty of room for all to sit at the table the dining room features fitted carpet, double glazed window, electric radiator with a beautiful cast iron fireplace in situ. Door into the inner lobby and French doors into the...



KITCHEN

17' 11" x 7' 7" (5.47m x 2.32m)

Lovely size kitchen has an array of wall and base units with worktop, inset sink / drainer and a beautiful range oven with extractor over for you to create your culinary delights; space / plumbing for your other chosen appliances. Vinyl flooring, 2 double glazed windows, electric storage heater, telephone, power points and the airing cupboard houses the hot water cylinder / immersion.

CONSERVATORY

28' 9" x 6' 4" (8.78m x 1.95m)

Bespoke uPVC double glazed conservatory brings the outside in, creating a seamless feel to the outdoors... Vinyl flooring with polycarbonate roof, wall lighting, electric panel radiators and power points. Double glazed sliding doors out to the veranda.

BATHROOM

11' 9" x 5' 6" (3.60m x 1.68m)

This lovely modern bathroom has a low level WC, vanity wall and base units with wash basin and mirror, 'P' shaped panelled bath with shower over, mixer tap and screen. Vinyl flooring, opaque double glazed windows, electric fan heater, extractor fan and heated towel rails.

BEDROOM

11' 11" x 10' 9" (3.65m x 3.30m)

Whether you choose to utilise as a good size double bedroom or another reception, this room features fitted carpet, double glazed window, electric storage heater, TV, power points and a beautiful cast iron fireplace in situ with decorative surround.

INNER LOBBY

13' 7" x 5' 5" (4.16m x 1.66m)

This was once part of the garage however now a lobby which offers storage and access to bedrooms. Fitted carpet, double glazed window, storage heater, inset spotlighting and power points.



BEDROOM

11' 0" x 7' 6" (3.36m x 2.29m)

Overlooking the front of the home this bedroom features fitted carpet, double glazed window, electric storage heater, TV, telephone and power points.

BEDROOM

13' 8" x 5' 2" (4.18m x 1.60m)

Fitted carpet, double glazed window, storage heater, TV, telephone, inset spotlighting and power points.

FIRST FLOOR - BEDROOM

14' 8" x 7' 8" (4.49m x 2.35m)

Carpeted stairs to the first floor bedroom. Last but certainly not least, this bedroom has laminate flooring, double glazed window, storage heater, TV, telephone, power points and a bespoke built-in cupboard.



OUTSIDE

FRONT GARDEN

Enclosed frontage has attractive aggregate with inset plants and shrubs.

DRIVEWAY

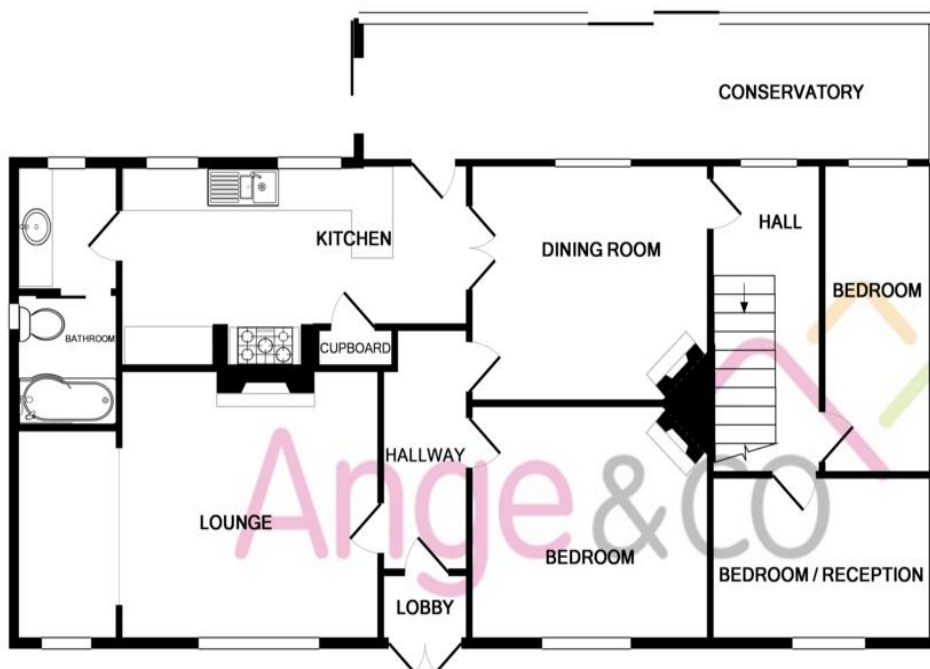
Ample off road parking for 4 vehicles & or hard standing.

REAR GARDEN

A hidden gem this rear garden is PERFECTLY private. Laid to lawn with various areas for everyone, whether work, rest or play. Established borders, shrubs & trees with flowerbeds surrounded by attractive aggregate. Various outbuildings, one of which provides a workshop with power & lighting, offering the ideal space to store, potter or play! Not forgetting the veranda which allows you to soak up the rays and gives an extension to the inside, outside!! Outside lighting, tap and power. Side storage area with pedestrian access to the front of the home.

EAST COAST COUNCIL - TAX BAND C

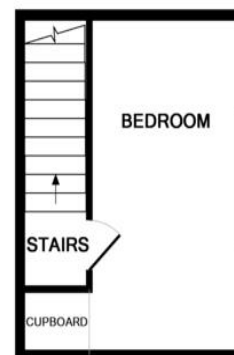
ENERGY PERFORMANCE - RATING E



GROUND FLOOR
APPROX. FLOOR
AREA 1108 SQ.FT.
(102.9 SQ.M.)

STRADBROKE ROAD, PAKEFIELD, LOWESTOFT NR33 7HX
TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (117.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 162 SQ.FT.
(15.0 SQ.M.)

Ange & CO
Independent Estate Agent

ALL MAINS UTILITIES & SERVICES

ELECTRIC HEATING

**East Suffolk Council – Tax Band C
EPC – Rating E**

Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

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