



Rochester Road, LOWESTOFT NR33 0JR

welcome to

Rochester Road, LOWESTOFT

[Price Guide £350,000-£360,000] A conveniently located detached home in the desirable village of Pakefield; minutes from the beach with four bedrooms, three toilets, and dedicated parking!

Entrance Hall

Access to lounge. Stairs leading to first floor. Wood effect flooring.

Ground Floor Wc

Laminate flooring. Built in storage. Wc and wash hand basin.

Lounge

Double glazed door to rear leading to garden. Double glazed bay window to front. Double glazed window to rear. Carpet flooring. Spotlights. Radiator.

Dining Room

Double glazed bay window to front. Double glazed window to rear. Access to lounge and kitchen. Wood effect flooring. Spotlights. Radiator.

Kitchen

Access to utility room. Tiled flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven and grill. Integrated fridge freezer. Plumbing for dishwasher. Gas hobs. Cooker head. Under floor heating.

Utility Room

Double glazed door to side leading to garden. Double glazed window to rear. Access to ground floor wc. Tiled flooring. Plumbing for washing machine. Fittings for tumble dryer. Radiator.

Landing

Access to bedroom one, two, and three, bathroom and shower room. Stairs leading to bedroom four. Carpet flooring. Integrated storage cupboards. Spotlights.

Bedroom One

Double glazed window to front. Carpet flooring.

Radiator.

Bedroom Two

Double glazed window to rear. Carpet flooring. Spotlights. Radiator.

Bedroom Three

Double glazed window to rear. Carpet flooring. Radiator.

Bathroom

Double glazed window to rear. Loft hatch access. Tiled flooring. Part tiled walls. Wc and wash hand basin. Bathtub with overhead shower head unit. Gas heated towel radiator.

Shower Room

Double glazed window to side. Vinyl flooring. Wc and wash hand basin. Walk-in shower cubicle. Gas heated towel radiator.

Bedroom Four (Second Floor)

Double glazed windows to side and rear offering sea views. Carpet flooring. Eaves storage. Radiator.

Front Garden

Mix of brick wall and hedge surrounding.

Rear Garden

Mix of patio tiles and laid concrete leading to grass plot. Additional laid patio tiles for seating. Access to garage. Outside tap. East facing.

Garage

18' 6" x 9' 10" (5.64m x 3.00m)
Double glazed door to side. Electric garage door. Concrete flooring. Fitted units. Power supply.

Agents Note



Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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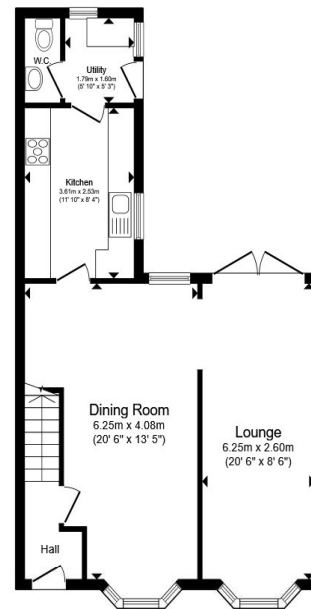
- Four-bedroom fully detached family home
- Prime location in Pakefield near Lowestoft coastline
- Driveway and accessible garage
- Separate lounge and dining rooms with bay windows
- Kitchen with underfloor heating and utility room

Tenure: Freehold EPC Rating: D

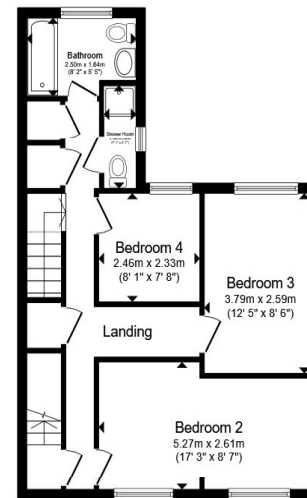
Council Tax Band: C

offers in excess of

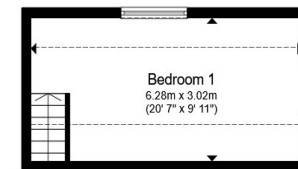
£350,000



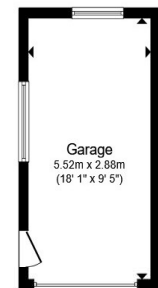
Ground Floor



First Floor



Second Floor



Garage

Total floor area 143.0 m² (1,539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LOW109972 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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