



\* Beautiful PERIOD property in PAKEFIELD \*

This property has many original features that have been exposed & restored;  
VERY SHORT distance to the East Coast finest beach & offered for sale with NO  
ONWARD chain. 2 reception rooms, kitchen, rear lobby with bathroom; 3  
bedrooms with 3rd off 2nd. uPVC double glazing & GCH with combi boiler.  
Enclosed courtyard garden.

Kendal Road

Pakefield, Lowestoft, Suffolk

£135,000

## LOUNGE

10' 9" x 10' 2" (3.30m x 3.12m)

Through the part uPVC double glazed doors you enter the lounge of this beautifully presented home. Fitted carpet, radiator, TV, power points and a central focal point being the cast iron open fire with tiled hearth and wooden mantle. Cupboard houses the meters and fuse board.

## INNER LOBBY

Stairs up to the first floor and door into the...

## DINING ROOM

11' 3" x 10' 7" (3.44m x 3.23m)

Second reception lends itself to be the dining room and features fitted carpet, uPVC double glazed window, radiator, TV, power points and a rather unique open fire with tiled hearth and mantle. Handy under stairs cupboard offers your storage solutions and door into the...

## KITCHEN

8' 11" x 5' 9" (2.73m x 1.76m)

Shaker style kitchen provides wall and base units with worktop, inset ceramic sink / drainer, oven with gas hob and extractor fan over; space / plumbing for your chosen appliances. Tiled flooring, window, power points, part uPVC double glazed door out to the courtyard garden and opening into the...

## REAR LOBBY

Tiled flooring, window and power points.

## BATHROOM

6' 5" x 4' 7" (1.97m x 1.41m)

Modern white suite comprises a low level WC, pedestal basin and a panelled bath with mixer tap and shower screen. Tiled top to toe, opaque uPVC double glazed window and heated towel rail.

## FIRST FLOOR - LANDING

Carpeted stairs up to the first floor with doors to bedrooms 1 and 2.

## BEDROOM 1

10' 8" x 10' 2" (3.27m x 3.11m)

Good size double bedroom has fitted carpet, uPVC double glazed sash style window, radiator, power points, built-in over stair wardrobe and original cast iron feature fireplace.

## BEDROOM 2

11' 2" x 10' 6" (3.42m x 3.21m)

Good size second double bedroom has fitted carpet, uPVC double glazed window, radiator, power points, built-in over stair wardrobe, original cast iron feature fireplace and loft access in situ. Door into...

## BEDROOM 3

9' 0" x 5' 10" (2.76m x 1.79m)

With rear aspect through the uPVC double glazed window this room features fitted carpet, radiator, power points and the gas central heating / domestic hot water combination boiler.

## OUTSIDE

### FRONT

Enclosed by a low brick wall and gate, this low maintenance shingle frontage is easy on the eye.

### REAR

Enclosed courtyard has a lawned area with an array of plants, flowers and shrubs. Water tap in situ and pedestrian path to the rear access.



GROUND FLOOR  
APPROX. FLOOR  
AREA 348 SQ FT.  
(32.3 SQ M)  
KENDAL ROAD, RAKEFIELD, LOWESTOFT  
TOTAL APPROX. FLOOR AREA 855 SQ FT. (80.8 SQ M)  
While every attempt has been made to ensure the accuracy of the floor plans contained here, responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance only and should not be used as a basis for any important decisions. The services, fixtures and appliances shown have not been tested and no guarantee is made regarding their quality or efficiency. See EPC plan.  
Made with Floorplan 3.0.0.17

### Services

Mains Drainage

### Local Authority

Waveney District Council

Tax - Band A

EPC Rating: C

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