



35 Walmer Road, Pakefield

In Excess of £350,000



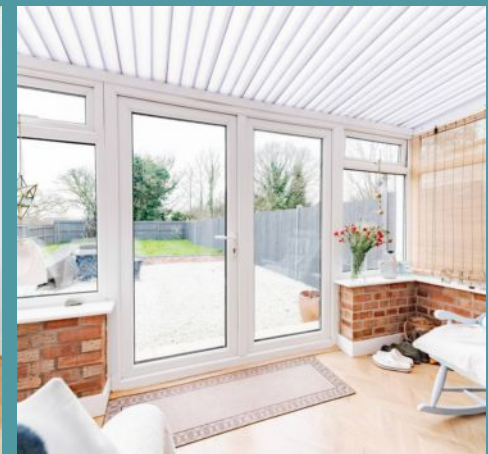
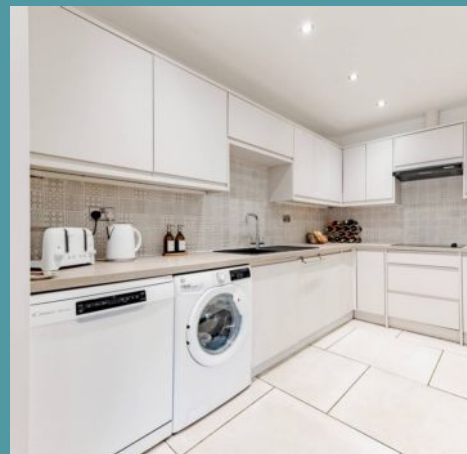
# 35 Walmer Road

Pakefield, Lowestoft

Welcome to this fully renovated detached bungalow in the serene surroundings of Pakefield, a charming area in the coastal town of Lowestoft. This comfortable and contemporary residence showcases modern fixtures and fittings, with a neutral interior that serves as a versatile canvas ready to adapt to your personal preferences and style. Whether you are looking for a family home on a single-level or if you are wanting to downsize without compromising on comfort and style, this beautiful bungalow is ready for you to make your home.

## Location

This property is situated in Pakefield, in the seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.







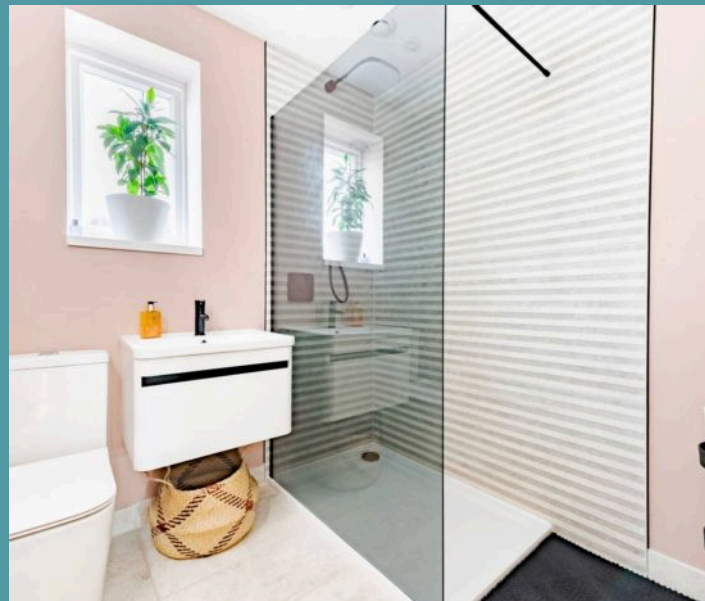
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Pakefield, Lowestoft

Step inside and discover the refurbished kitchen, equipped with high-quality fixtures and fittings that will elevate your cooking experience. Including contemporary wall and base units, integrated appliances and under-counter areas for your laundry essentials. The inviting dining room seamlessly flows into a light-filled sitting room, creating the perfect setting for relaxing with loved ones or hosting guests. With the presence of a conservatory that extends the reception space, offering views of the garden, allowing you to enjoy the outdoors within the comfort of your own home.

With three double bedrooms and a conveniently placed shower room, this home offers ample living space for families or those seeking additional room for guests. Complemented by a modern shower room, comprising of a walk-in shower, a hand basin and a WC.

Sitting on a generous size plot, the property provides endless possibilities for outdoor activities and enjoyment in the privacy of your own expansive garden. The patio area is suitable for your outdoor seating arrangements, during summer bbqs or simply relaxing in the afternoon sunshine. The laid to lawn is well-maintained, with plenty of space for a timber shed, summerhouse or greenhouse, depending on your own requirements. Overall, it is fully enclosed so you can enjoy in seclusion.





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Pakefield, Lowestoft

For those with multiple vehicles or in need of storage space, the extensive driveway provides ample off-road parking and leads to a garage with a brand-new roof, offering a secure solution for your storage needs.

### Agents Notes

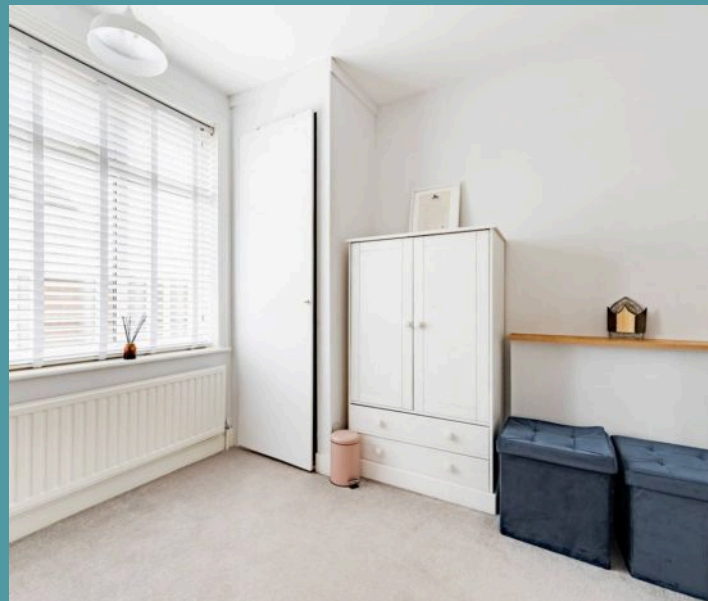
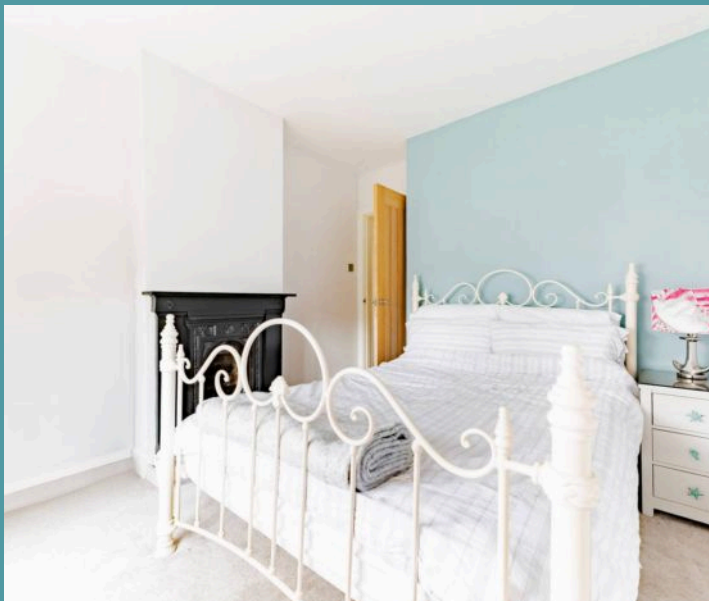
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

One solar panel used for heating hot water.

Council Tax Band: C





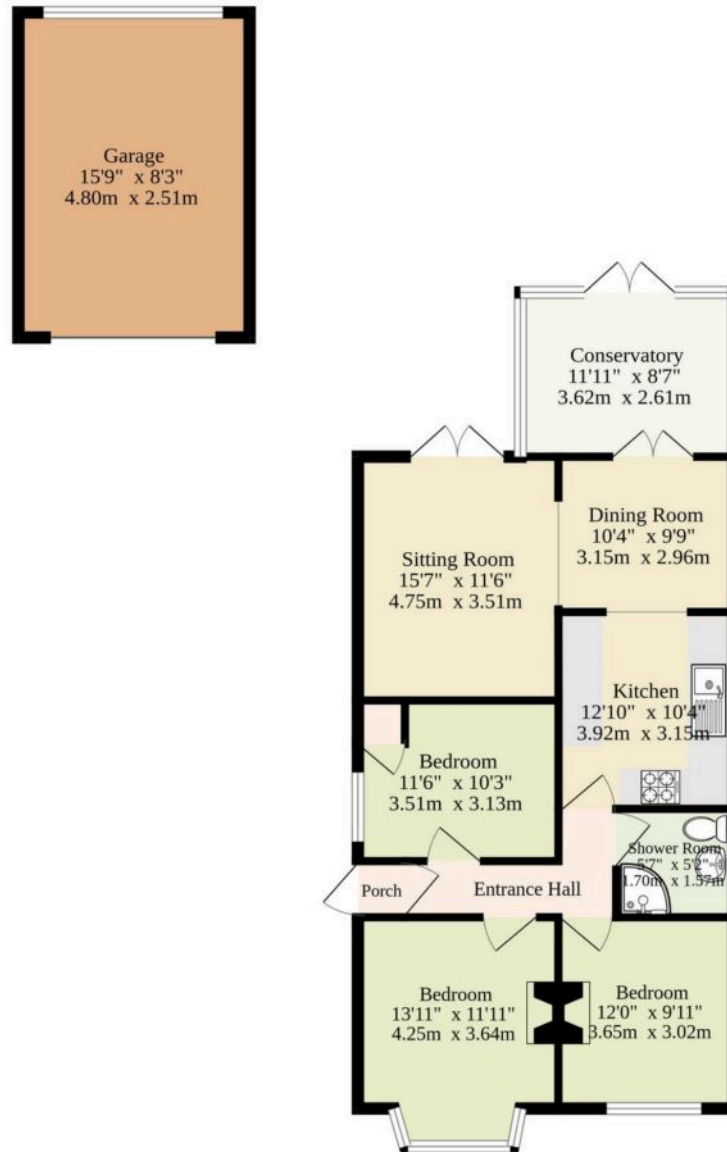
## 35 Walmer Road

Pakefield, Lowestoft

- Fully renovated detached bungalow in the beautiful area of Pakefield, in the coastal town of Lowestoft
- Comfortable and contemporary design, with a neutral modern interior that can easily adapt to your preferences and style
- Refurbished kitchen equipped with high-quality fixtures and fittings to enhance your cooking experience
- Light-filled sitting room opening into an inviting dining room, for relaxation and entertaining
- Conservatory that extends the reception space, offering views of the garden
- Three double bedrooms and a shower room
- Sitting on a generous size plot with a west-facing garden, offering endless possibilities for outdoor activities and enjoyment
- Extensive driveway providing ample off-road parking and a garage for storage options, with a new roof installed
- Boiler is only 3 years old
- Close to local shops, bus routes, healthcare facilities, schools and the coast



Ground Floor  
947 sq.ft. (88.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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