



Aldreds
Estate Agents

46 All Saints Road
Pakefield, Lowestoft, NR33 0JL
Offers Over £390,000



46 All Saints Road

Pakefield, Lowestoft, NR33 0JL

Aldreds are delighted to offer this exceptional three bedroom detached family home, ideally situated in the highly sought after area of East Pakefield, just a two-minute stroll from the beautiful Pakefield beach and an excellent range of local amenities. Built in the 1930s, this outstanding home has been beautifully maintained and thoughtfully updated by blending its original character features with modern comforts. Benefits include gas central heating and carefully replaced uPVC windows with stained glass. The spacious and versatile accommodation includes a wide entrance hall, sitting room and a generous lounge that opens into a bright garden/formal dining room which then leads into a conservatory overlooking the rear garden. The ground floor also offers a high quality fitted kitchen, a practical lobby area and a convenient cloakroom/WC. Upstairs, a wide central landing provides access to three well-proportioned bedrooms and a spacious family shower room. Outside, the property has a driveway providing ample off road parking. To the rear is a beautifully landscaped, generous lawned garden with two timber outbuildings and a greenhouse. Homes of this calibre, combining period charm, generous living space and an enviable coastal location, rarely come to the market. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Wide Entrance Hall

Laminate flooring, feature stained glass entrance door and side window, full length cupboard, radiator, staircase leading to first floor, power points.

Cloakroom

Ceramic tiled flooring, low level WC, wall mounted sink, heated towel rail, part tiled walls, extractor fan, uPVC window.

Dining Room/Sitting Room

12'9" x 13'6" (3.89 x 4.14)

Laminate flooring, stained glass uPVC walk-in bay window, power points, radiator, beautiful feature tiled and timber fireplace with living flame gas fire, original picture rails.

Lounge

12'1" x 11'3" (3.7 x 3.45)

Laminate flooring, beautiful tiled and timber fireplace with inset open fire, original picture rails, power points, TV point, radiator, wide opening leading to:-

Garden Room/Dining Room

15'11" x 8'4" (4.87 x 2.55)

Laminate flooring, feature self-cleaning glass roof, radiator, power points, ample space for family size dining table and chairs, double sliding doors leading to:-

Conservatory

11'7" x 9'2" (3.55 x 2.8)

Ceramic tiled flooring, pitched poly-carbonate roof, large aspect uPVC windows, double doors leading out to the rear garden.





Kitchen

10'11" x 13'11" (max) (3.35 x 4.26 (max))

Tile effect laminate flooring, quality fitted kitchen units with extended solid timber work surfaces, Butler style ceramic sink, Range cooker space with double width extraction cooker hood, feature curved corner units, flat plastered and coved ceiling, spotlighting, large aspect uPVC window, integrated dishwasher, tiled splashbacks, feature vaulted Velux window, door leading to:-

Rear Lobby

Ceramic tiled flooring, recess and plumbing for an automatic washing machine, recess for a full length fridge/freezer, uPVC door leading out to the rear garden.

Wide Central Landing

Coved ceiling, feature stained glass window.

Bedroom 1

12'1" x 13'6" (3.7 x 4.12)

Fitted carpet, original cast iron fireplace, original picture rails, uPVC stained glass bay window, radiator, power points.

Bedroom 2

9'11" x 12'1" (plus wardrobe recess) (3.04 x 3.7 (plus wardrobe recess))

Fitted carpet, original picture rails, uPVC window, power points, radiator, a full range of quality fitted wardrobes with sliding doors.

Bedroom 3

8'5" x 7'3" (2.57 x 2.22)

Laminate flooring, picture rails, uPVC stained glass window, radiator, power points.

Family Shower Room

Laminate flooring, double width shower cubicle with Aquaboard splashbacks, pedestal sink, low level WC, part Aquaboard panelled walls, shaver socket, double aspect uPVC windows, full length airing cupboard, radiator, loft access.

Outside

To the front of the property there are double timber gates leading to a concrete driveway providing ample off road parking, all enclosed by low level brick walls. Outside to the rear is a very sizeable south/west facing lawned garden with a range of flowers and shrubs, mature trees, central timber pergola leading to a further lawned garden area, substantially built timber and felt garden shed/workshop, greenhouse, second large timber storage shed, brick BBQ area along with a patio seating area, a very private side and rear aspect.

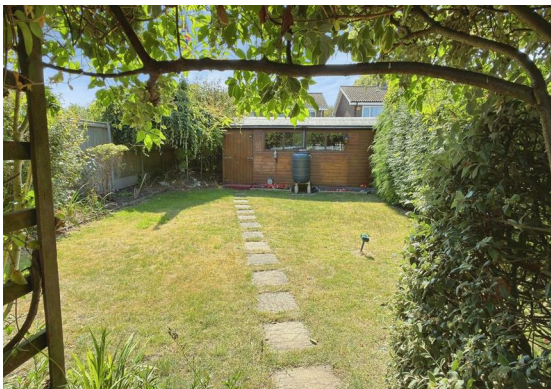
Tenure And Services

Freehold

Council Tax Band - C

Mains Gas Electric Drains And Water

Ref: L2657/07/26



Floor Plan



Viewing

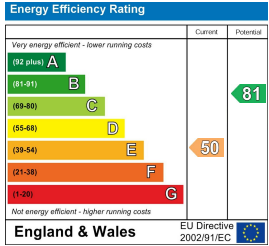
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA