



## East Gables, Nightingale Road, Pakefield

Guide Price £525,000 - £550,000

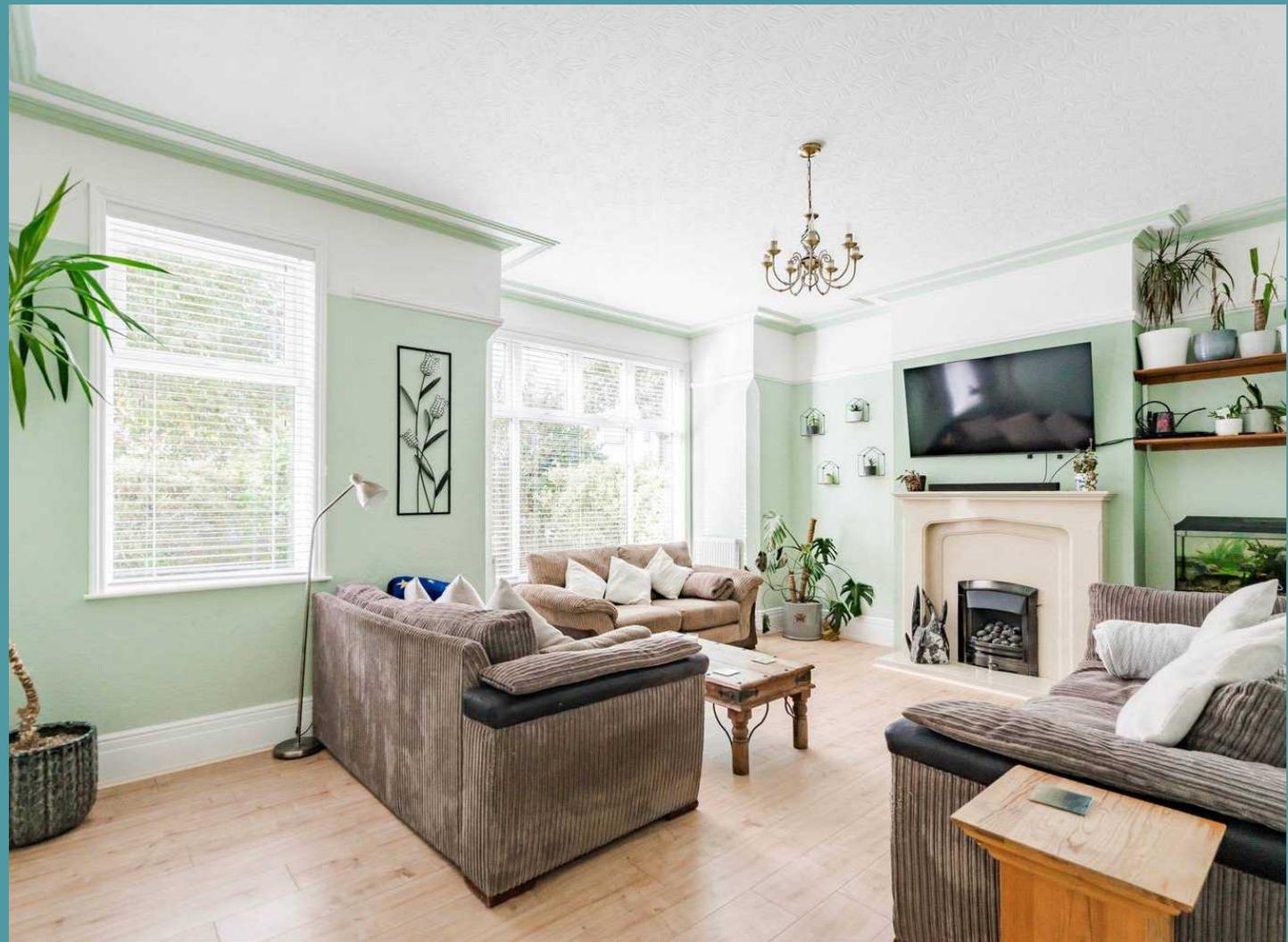
# East Gables, Nightingale Road

Pakefield, Lowestoft

GUIDE PRICE £525,000-£550,000 Presenting an exceptional opportunity to own a slice of architectural history with this beautiful Edwardian residence situated in the heart of Pakefield, offering a taste of East Coast living at its finest. Including well-presented reception rooms, four generous size bedrooms, a balcony and a well-maintained exterior. Don't miss your chance to make this stunning residence your own and create lasting memories in a home designed for comfort, style, and functionality.

## 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.



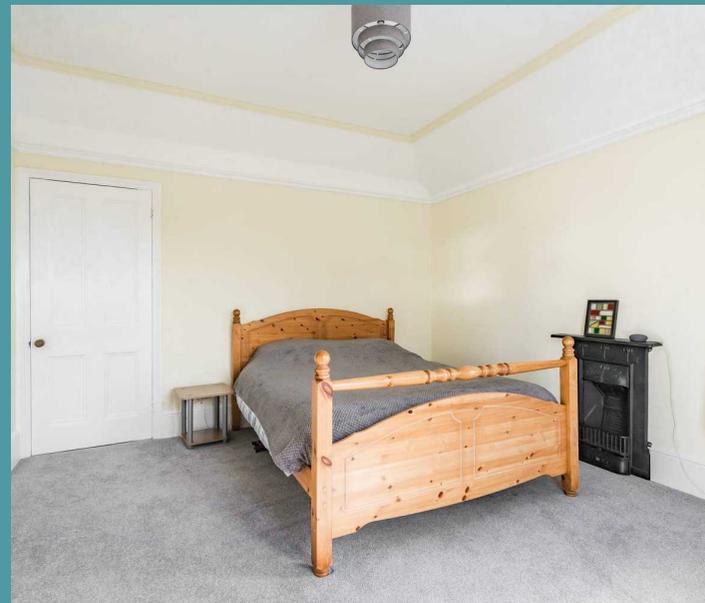
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Step inside and be greeted by a warm and inviting atmosphere, providing the perfect family home to accommodate a busy lifestyle. Positioned at the front of the residence is a comfortable sitting room as well as a formal dining room, both adorned with bay windows that flood the rooms with natural light, creating a welcoming ambiance for entertaining or simply enjoying relaxing evenings at home.

The heart of the home lies within the well-equipped kitchen/breakfast room, fitted with units and appliances to enhance your cooking experience. Offering ample storage and counter-top space for meal preparation. With the presence of a light-filled garden room, allowing you to enjoy the outdoors within the comfort of your own home. Whether preparing a family meal or hosting guests, this space is sure to inspire gatherings with loved ones. For those in need of a dedicated workspace or additional storage, a versatile study, utility room, shower room, and a separate WC provide the flexibility and convenience essential for modern living.

Ascend the staircase to discover four generously sized bedrooms, each thoughtfully designed to offer relaxation and privacy. The luxury master bedroom allows access to the balcony, offering sea views and a peaceful surrounding. The large family bathroom comprises a four piece suite, accommodating all residents in the household.





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Leading out the rear door onto the raised patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months. Following down to the laid to lawn garden, where flower beds surround the boundaries, with a wooden shed and summerhouse that sits perfectly for your garden equipment. Overall this enjoyable space is privately enclosed so you can unwind in seclusion. At the front of the residence is a re-landscaped garden and parking is made easy with a double garage and on-road parking, ensuring that both residents and guests have ample space for vehicles.

### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Double glazed windows fitted last year.

Electric up and over garage door.

Summerhouse has electric.

Garage - 5.24m x 5.36m.

Council Tax Band: D





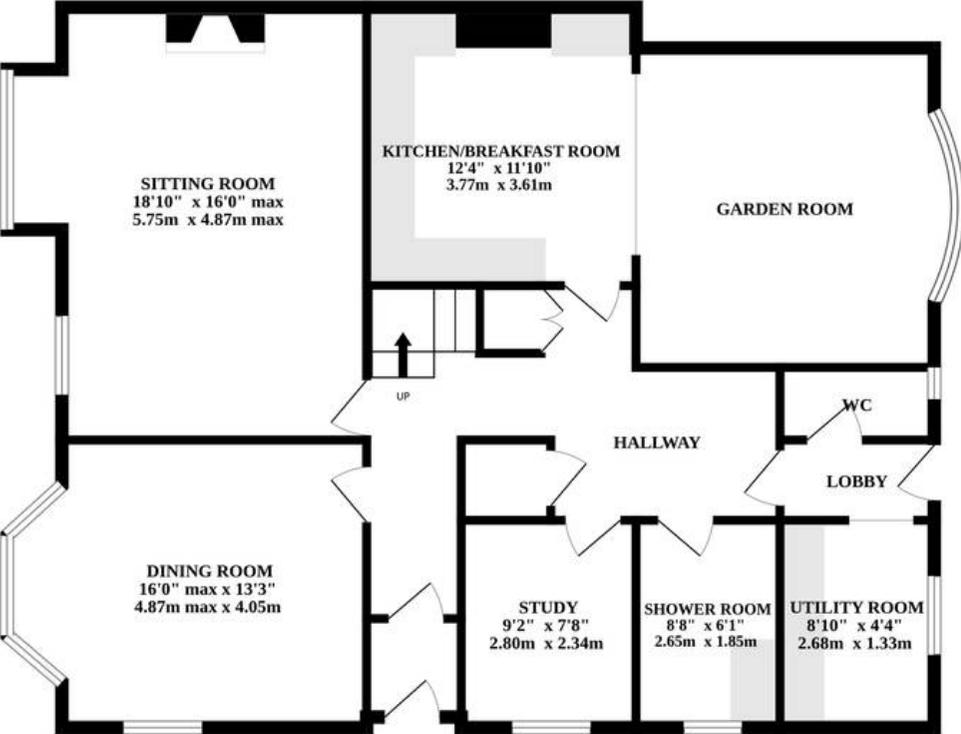
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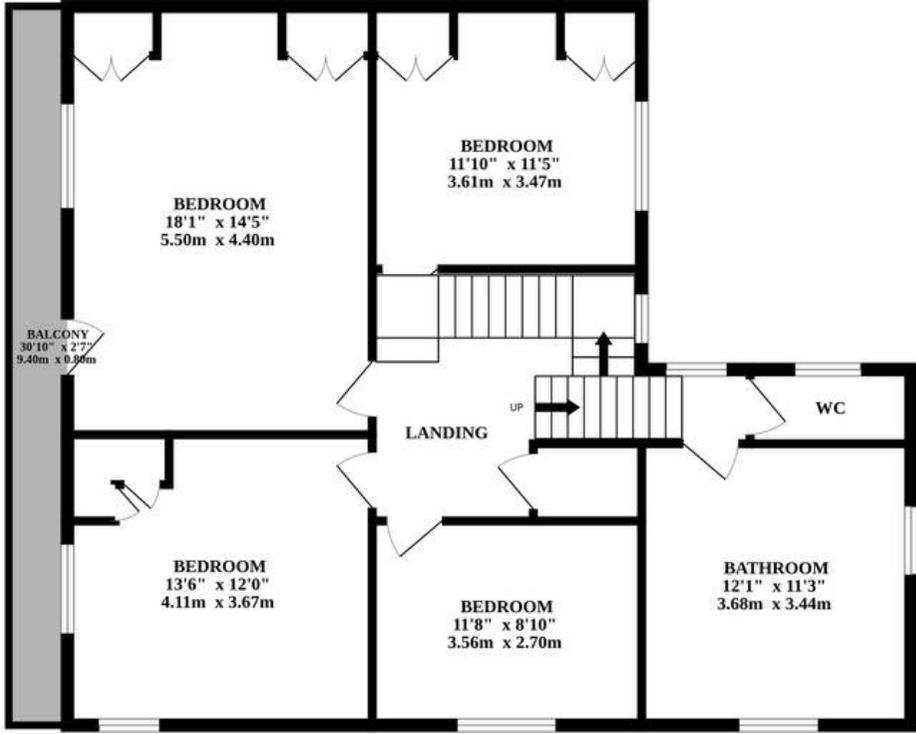
- GUIDE PRICE £525,000-£550,000
- SEMI-DETACHED EDWARDIAN RESIDENCE - NESTLED DOWN A TREE-LINED ROAD
- EAST COAST LIVING - SITUATED IN THE HEART OF PAKEFIELD
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- COMFORTABLE SITTING ROOM & A FORMAL DINING ROOM - BAY WINDOWS FLOODING THE ROOMS WITH NATURAL LIGHT
- WELL-EQUIPPED KITCHEN/BREAKFAST ROOM OPENING INTO THE GARDEN ROOM
- VERSATILE STUDY, UTILITY ROOM, SHOWER ROOM & A WC
- FOUR GENEROUS SIZE BEDROOMS, A BALCONY & A LARGE FAMILY BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DOUBLE GARAGE & ON-ROAD PARKING AVAILABLE



GROUND FLOOR



1ST FLOOR



NIGHTINGALE ROAD, PAKEFIELD, LOWESTOFT

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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