



72 Silverwood Close, Pakefield

Offers Over £220,000

# 72 Silverwood Close

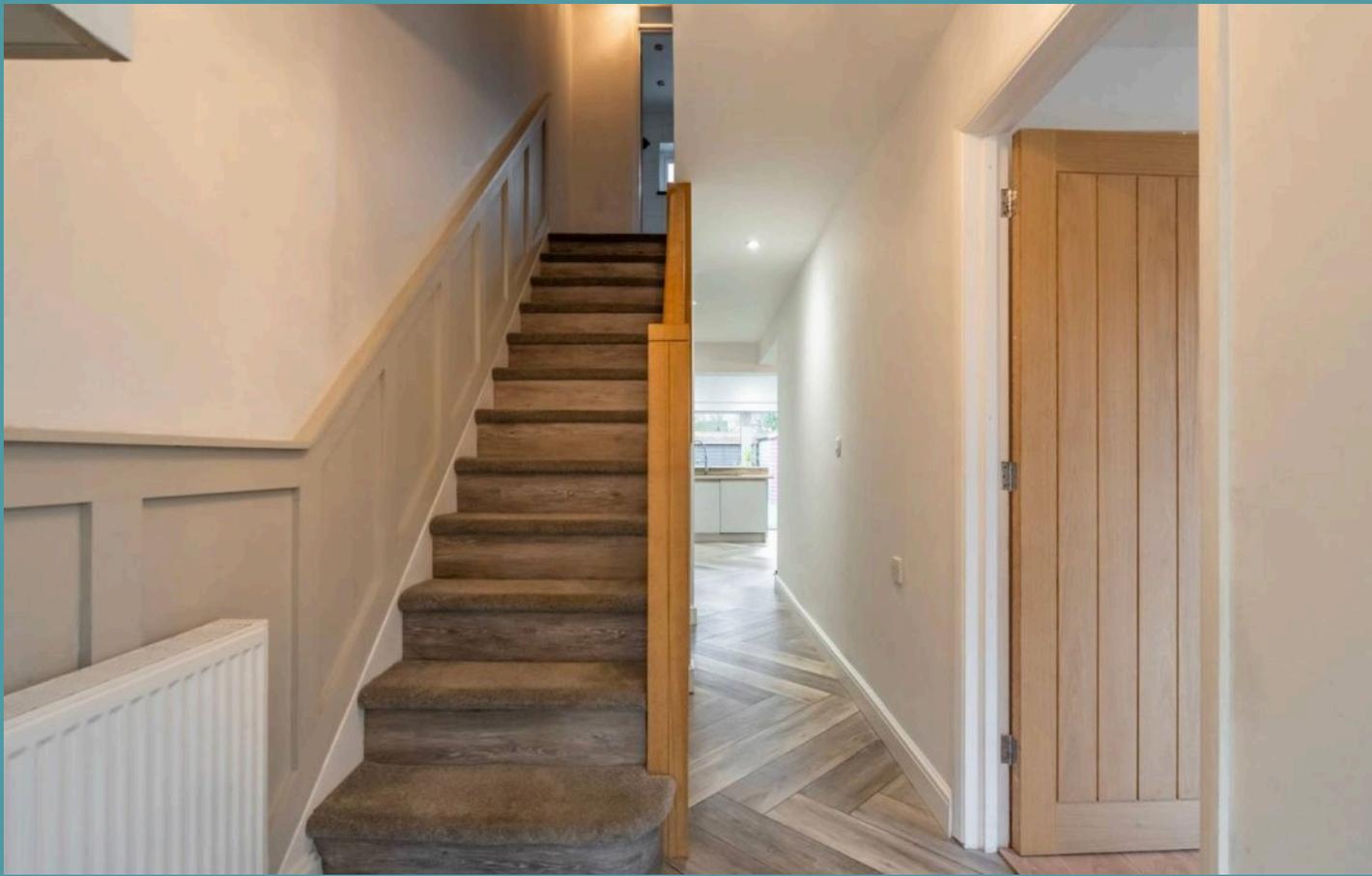
Pakefield, Lowestoft

This extended mid-terrace residence has been recently renovated to a high standard, with a comfortable and contemporary design, perfect for first time buyers or a family home. Showcasing an open-plan kitchen/dining/living room, with high-quality fixtures and fittings, suitable for relaxation and entertaining. Accommodation consists of two double bedrooms, a modern family bathroom and a versatile home office. Externally, you will find low maintenance front and rear gardens, that are enclosed for privacy. Acquire this home to experience all it has to offer.

## 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.





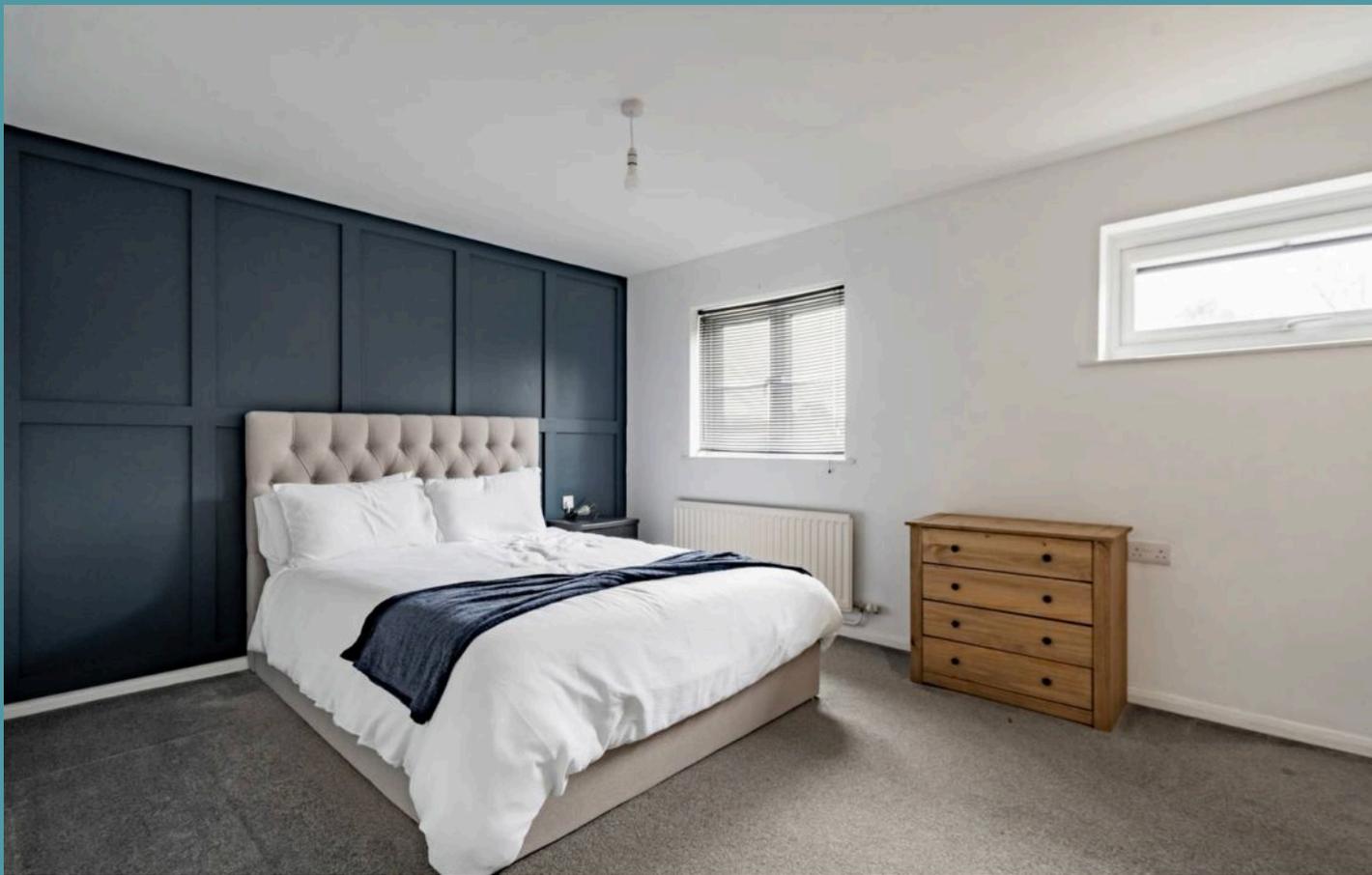
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Pakefield, Lowestoft

Step inside this inviting home and instantly drawn to the open-plan reception room, encompassing the contemporary kitchen, dining, and living area. With a warm welcome, the kitchen is equipped with high-quality fixtures and fittings, including sleek units and integrated high-spec appliances, to enhance your cooking and dining experience. Creating the perfect setting for enjoying intimate family meals or relaxing with loved ones. the large sky light draws in the natural light and the expansive bi-fold doors, with built in blinds, effortlessly lead out to the garden, creating a seamless flow between the indoor and outdoor living spaces.

Beyond the reception room, this residence also features a utility area and a versatile home office, that can be easily repurposed as a playroom or additional storage space, catering to modern living. Ascend to the upper level and discover two double bedrooms, each thoughtfully designed to offer relaxation and privacy. Completing the upper level is a modern family bathroom, comprising of a three piece suite.





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Pakefield, Lowestoft

The exterior of this property is adorned with low maintenance front and rear gardens, both landscaped with an artificial lawn and the rear has a patio area for your outdoor seating arrangements. They are both enclosed for privacy and seclusion. This property has been thoughtfully updated and extended, with every detail carefully considered. Recent upgrades include a durable composite front door, anthracite grey UPVC windows, a new gas combi boiler, radiators, a Hive thermostat system, a sky pod, bi-folding doors, and additional plug sockets throughout the home.

### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Garden has an outdoor tap for water supply, full electrics and exterior lighting.

Council Tax Band: A





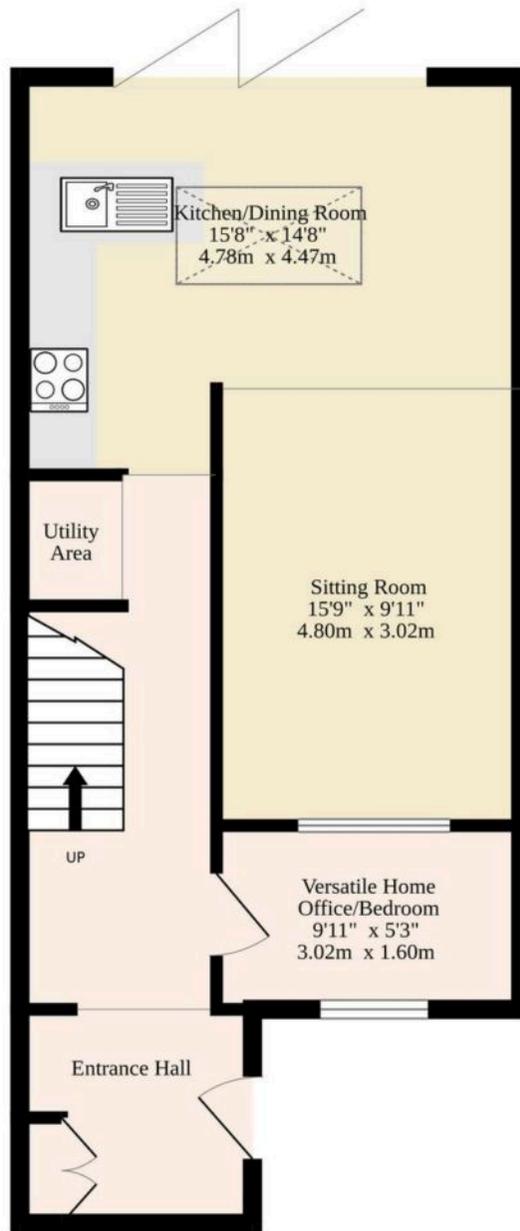
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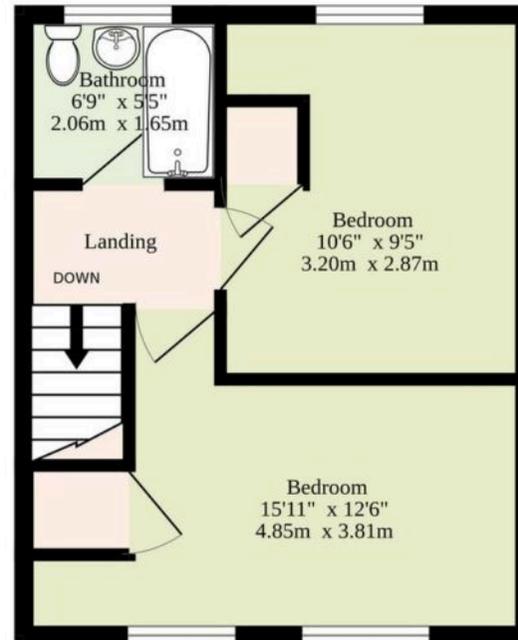
- Mid-terrace residence in the sought-after area of Pakefield, in the coastal town of Lowestoft
- Recently renovated to an exceptional standard, ready for you to move straight in
- Perfect first time buy or family home, with a comfortable and contemporary design
- Open-plan kitchen/dining/living room with high-quality fixtures and fittings, suitable for relaxation, cooking your favourite meals and entertaining guests
- Large bi-fold doors opening out to the garden, creating a seamless flow between the indoor and outdoor living spaces
- Versatile home office, with the option to be a playroom or storage
- Two double bedrooms and a modern family bathroom
- Low maintenance front and rear gardens, with an artificial lawn and patio area, both enclosed for privacy
- New Karndean flooring, a composite front door, anthracite grey UPVC windows, a gas combi boiler, radiators, a Hive thermostat system, sky pod and extra plug sockets throughout.
- Close to local shops, healthcare facilities, bus routes, schools and the coast for beach walks



Ground Floor  
566 sq.ft. (52.6 sq.m.) approx.



1st Floor  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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