



## 20 Beach Farm, Arbor Lane

Pakefield, Lowestoft, NR33 7BD

£75,000



Aldreds are delighted to offer this residential park home situated on this very desirable development in Pakefield. The property is within a very short walk of the award winning Pakefield beach and local amenities. This park home has spacious accommodation and is presented to an outstanding standard throughout with the benefits of gas central heating and uPVC double glazing. The property accommodation includes a large lounge with spacious kitchen/diner, two bedrooms and a shower room. The property also offers garden space that includes a garden shed and off road parking. Early viewing is strongly recommended as these park homes are rarely available.



### Entrance Hall

Timber effect laminate flooring, Upvc entrance door, large aspect Upvc windows, radiator.

### Lounge 11'10" x 11'6" (3.63 x 3.52)

Laminate flooring, Upvc bay window, Upvc patio style doors leading out to side garden, radiator, power points, T.V point, modern fireplace with inset living flame electric fire, wide opening leading to the kitchen/Diner.

### Kitchen/Diner 8'6" x 11'6" (2.61 x 3.52)

Laminate flooring, coved ceiling, double aspect Upvc windows including Upvc bay window, full range of modern fitted kitchen units, extended roll top work surfaces, recess for white goods including plumbing for washing machine, (These can be included in the asking price), inset electric oven with matching four burner gas hob, extraction cooker hood, tiled splash backs, power points with USB sockets, ample space for family size dining table and chairs, radiator, cupboard housing the modern energy efficient combination boiler.

### Bedroom 1 9'9" x 11'6" (including wardrobe recess) (2.99 x 3.52 (including wardrobe recess))

Fitted carpet, coved ceiling, Upvc bay window, radiator, full range of fitted bedroom furniture including side tables, drawers and full length wardrobes, T.V point, power points.

### Bedroom 2 8'3" x 5'10" (2.53 x 1.8)

Laminate flooring, coved ceiling, Upvc window, power points, radiator, full length fitted wardrobe.

### Shower Room

Laminate flooring, modern shower suite including an over sized double shower cubicle enclosed by sliding glass screen doors, aqua board splash backs, vanity sink unit, low level W.C, full length heated towel rail, extractor fan, Upvc window.

### Outside

There is a wraparound low maintenance garden providing ample space for outside furniture, side driveway providing ample off road parking, modern storage shed enclosed by timber fencing.

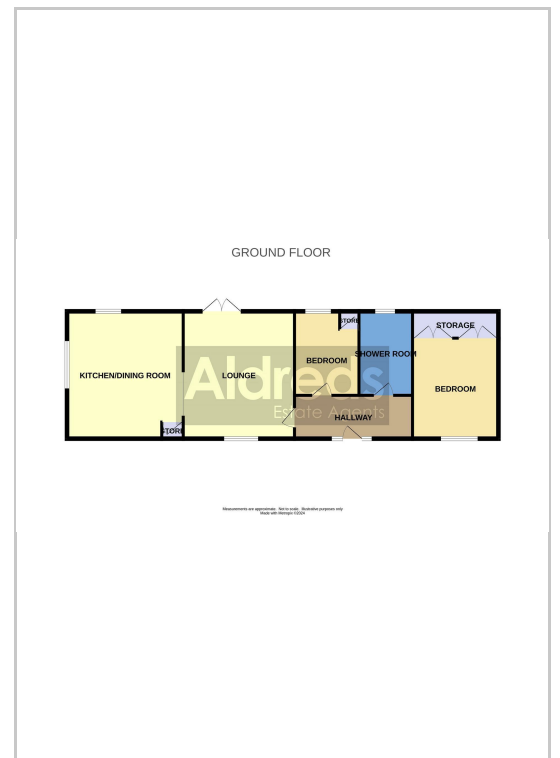
### Outgoings

- Council Tax Band - A
- Freehold - Site Rules Apply
- Site Fees - £160 Per Month ( Approx )

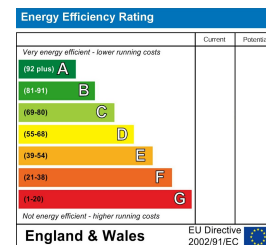
### Area Map



### Floor Plans



### Energy Efficiency Graph



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