



## Lowestoft, Suffolk

Guide Price £400,000

- substantial family home
- 5/6 separate bedrooms
- Close to local amenities
- large and versatile plot
- Prime Pakefield location
- Ideal catchment for fantastic local schools
- Annex potential STP
- Ample off road parking

# Cranleigh Road, Lowestoft

A substantial and highly versatile five/six bedroom detached family home set on a generous plot in the heart of Pakefield, offering spacious and flexible accommodation throughout. The property features a modern kitchen/diner, multiple reception rooms, orangery with garden views, ground floor WC, boot room and five well-proportioned bedrooms. Externally, the home benefits from ample off-road parking, an integral garage with electric door, and a large detached second garage offering excellent annexe potential (STP). The property is further complemented by a sweeping rear garden with landscaped borders and summer house, making it an ideal long-term family home.



Council Tax Band: C



## DESCRIPTION

Welcome to 3 Cranleigh Gardens — a substantial and beautifully versatile five-bedroom detached family home positioned in the heart of the ever-popular Pakefield. Occupying a generous plot and offering flexible living accommodation throughout, this impressive property provides the perfect blend of space, practicality and future potential for growing families.

Upon entering the home, you are greeted by a spacious and inviting entrance hallway which sets the tone for the generous accommodation on offer. From here, doors lead into a sweeping open-plan kitchen/diner, thoughtfully designed to create a central hub for family life and entertaining. The modern fitted kitchen features a range of contemporary units complemented by an integrated electric oven and ceramic hob, offering both style and functionality.

Leading off the kitchen is a practical and well-appointed boot room, ideal for busy family living, which also houses the modern combi boiler. From here you will find access to a ground floor WC and additional doors opening into the main reception areas.

The spacious lounge enjoys a large window overlooking the rear garden, allowing natural light to flood the room and creating a bright and welcoming space to relax. Sliding doors open seamlessly into a beautiful orangery, offering panoramic views across the garden and providing an excellent additional living or entertaining area all year round.

A second reception room offers excellent versatility and could easily function as a formal dining room, home office, playroom or

even a sixth bedroom, making the layout highly adaptable to suit a variety of lifestyles.

Upstairs, the property continues to impress with five well-proportioned bedrooms, all accessed from the central landing. The accommodation is served by a recently installed modern shower room, complete with WC, electric shower and stylish panelled splashbacks, offering a clean and contemporary finish.

Externally, the property sits on a substantial plot that truly sets it apart. To the front, there is ample off-road parking for multiple vehicles, along with access to an integral garage fitted with new electric doors.

A particular highlight is the large detached second garage, presenting exciting annexe or conversion potential (subject to the necessary planning permissions) — ideal for multi-generational living, a home business or additional accommodation.

The rear garden is equally impressive, featuring a generous sweeping lawn, beautifully landscaped borders, and a timber summer house, creating a wonderful outdoor space perfect for relaxing, entertaining, and family enjoyment.

This exceptional home offers space, flexibility and outstanding potential, all within a sought-after residential location close to local amenities, schools and the Suffolk coastline.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)  
Tel: 01502 442889

### **OUTGOINGS**

COUNCIL TAX BAND C

### **TENURE**

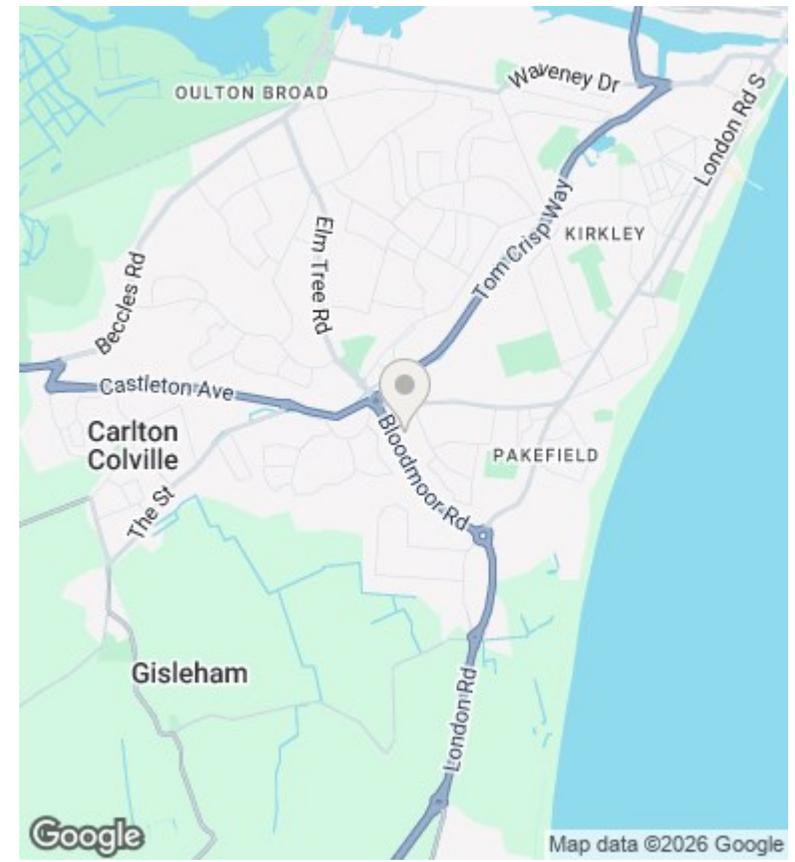
FREEHOLD







TOTAL FLOOR AREA: 2665 sq.ft. (247.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)