



## Lowestoft, Suffolk

Guide Price £280,000

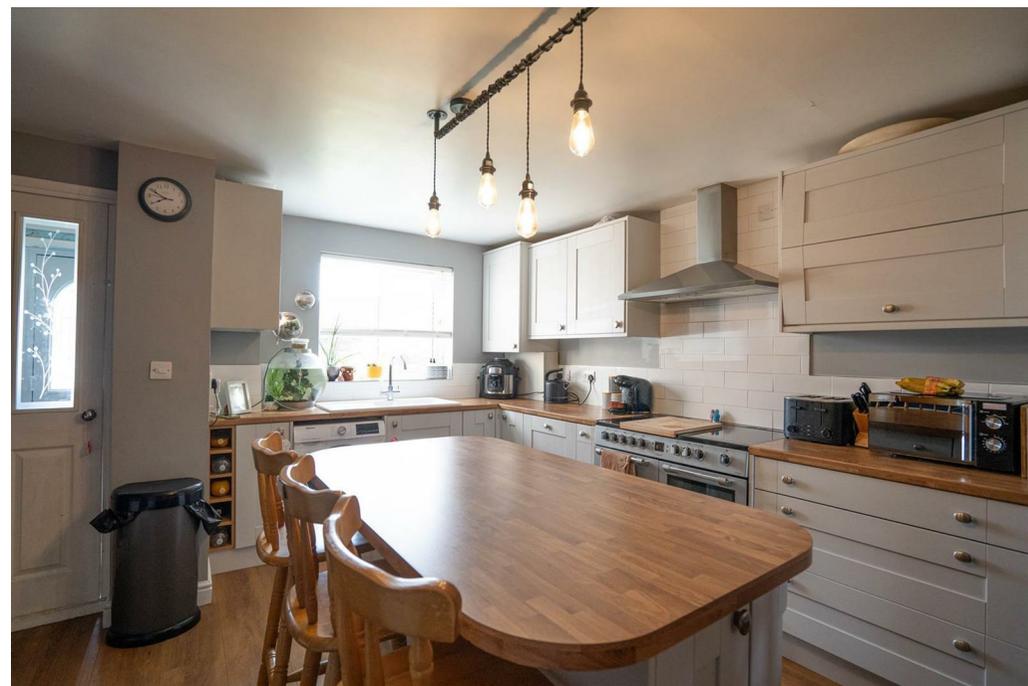
- Extended family home offering four double bedrooms
- Off road parking and integral garage
- Sought after cul de sac in Pakefield location
- Unique sized property to the road
- Corner rear garden with additional side garden
- Modern décor throughout
- Open plan kitchen/dining room
- Home office

# Ubbeston Way, Lowestoft

Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.



Council Tax Band: C



## Description

Flick & Son are delighted to present this substantially extended and beautifully arranged four-bedroom semi-detached home, tucked away within a quiet and highly sought-after cul-de-sac in the ever-popular area of Pakefield. Rarely available and unique to the road, this impressive family residence offers generous living space, a versatile layout, and a thoughtfully designed interior ideal for modern family life.

Upon arrival, you are welcomed into a useful inner porch, providing a practical entrance before stepping into the heart of the home — a stunning open-plan kitchen and dining space. This exceptional room has been designed with both style and functionality in mind, featuring elegant shaker-style cabinetry, a striking central island perfect for entertaining or casual dining, and a range-style oven complemented by an extractor hood. The open stairwell creates a sense of space and flow, leading naturally to the first-floor landing, while also enhancing the contemporary feel of the home.

From the kitchen/dining area, there is access to a versatile home office, ideal for those working remotely or in need of a quiet study space. This room could equally serve as a playroom or snug, depending on your lifestyle needs. The ground floor further benefits from a generously sized lounge, bathed in natural light and offering a relaxing retreat, with French doors opening directly onto the rear garden—perfect for indoor-outdoor living during the warmer months.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, providing ample accommodation

for growing families or visiting guests. The modern family bathroom is stylishly appointed, featuring a panelled bath with a mains-fed shower above, offering both comfort and convenience.

Externally, the property occupies a desirable corner plot. To the front, there is a driveway providing off-road parking for two vehicles, along with access to an integral garage. To the rear, the garden is predominantly laid to lawn, offering a private and enclosed outdoor space ideal for children, pets, and entertaining. An additional side garden further enhances the outdoor offering, providing extra space and potential for future landscaping or extension (subject to permissions).

This is a fantastic opportunity to acquire a spacious, versatile, and unique family home in a peaceful yet well-connected location. Early viewing is highly recommended.

## 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

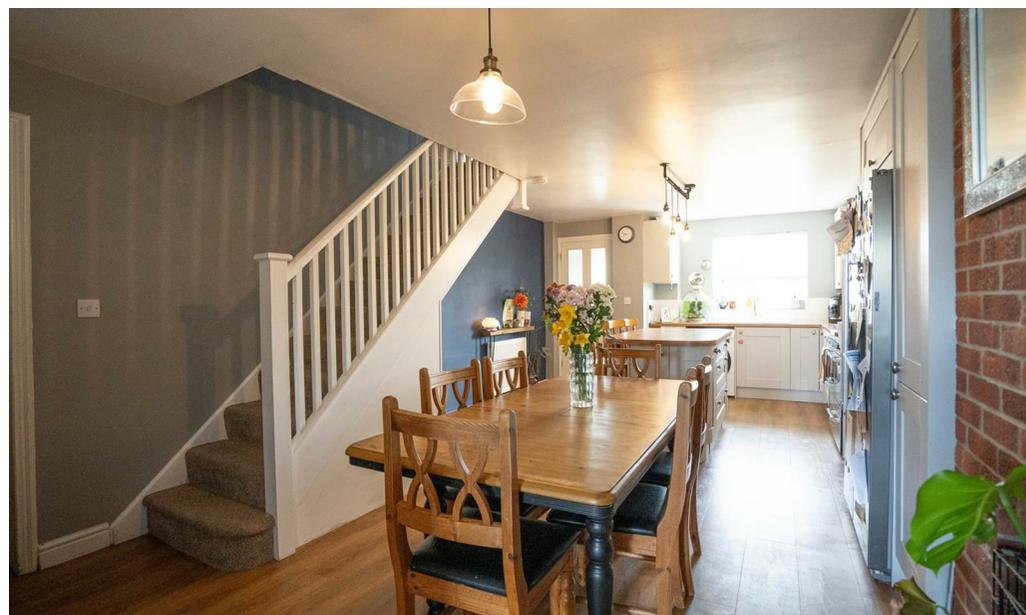
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)  
Tel: 01502 442889

### Outgoings

Council tax band C

### Tenure

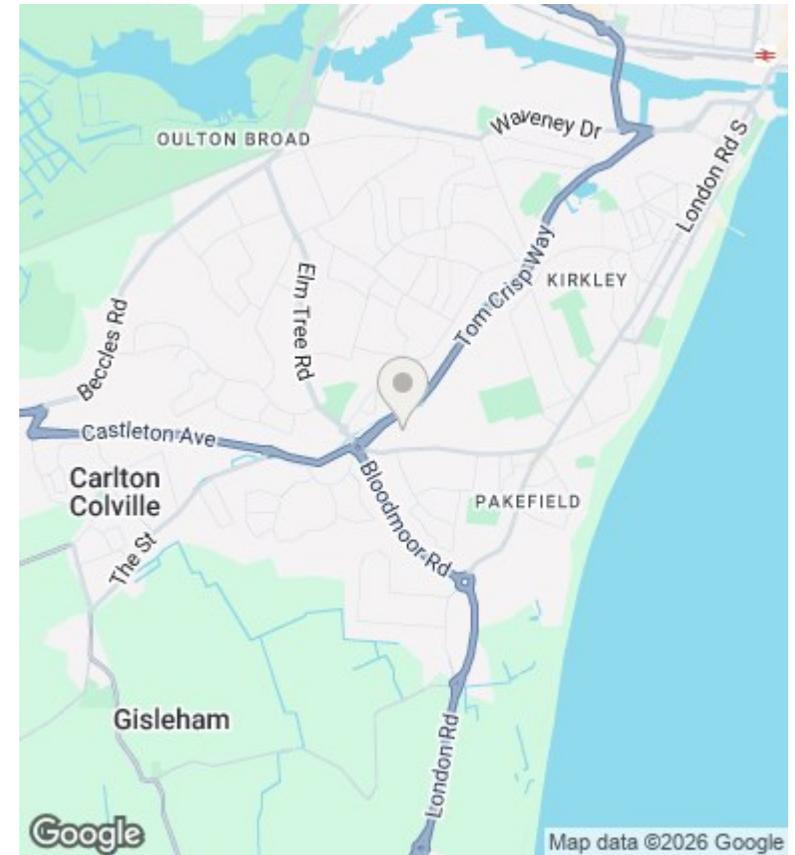
Freehold







While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any professional's drawings. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their performance.



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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)