



Lowestoft, Suffolk

Guide Price £300,000

- Detached family home in private cul de sac
- Corner plot with driveway and garage to rear
- Ideally placed for fantastic local schools
- Private rear gardens
- Sought after Pakefield location
- Open plan layout
- Cast iron wood burner
- Three double bedrooms
- Moments walk to local amenities
- Ground floor shower room and first floor family bathroom

Foxglove Close, 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

Welcome to 1 Foxgloves Close, a charming and beautifully presented three bedroom detached family home, tucked away within an exclusive private cul-de-sac in the highly sought after coastal village of Pakefield.

Occupying a secluded position surrounded by mature trees and greenery, this delightful home offers an enviable blend of character, comfort and privacy, making it an ideal choice for families and those seeking a peaceful setting close to local amenities and the Suffolk coastline.

Upon arrival, a bright and welcoming entrance porch provides the perfect introduction to the property before opening into a spacious reception hall. The entrance hall creates an immediate sense of space and offers access to the principal ground floor accommodation, including the lounge, kitchen/dining room and shower room, while a staircase rises to the first-floor landing.

The ground floor shower room is well appointed and comprises a WC, pedestal wash basin and a double shower enclosure fitted with an electric shower.

The heart of the home is the inviting lounge, a wonderfully cosy yet spacious room centred around an attractive cast-iron wood-burning stove set within an exposed brick chimney breast, creating a striking focal point. Large timber double-glazed windows flood the room with natural light, while wood flooring adds warmth and character. The lounge flows seamlessly into the kitchen/dining area, providing an ideal layout for both everyday family life and entertaining.

The kitchen/dining room is a particularly impressive space, enjoying

pleasant views over the rear garden and direct access via timber French doors. Fitted with a range of attractive wooden units complemented by solid wood worktops, the kitchen also features a traditional Butler sink and a range-style cooker, enhancing its country style charm. There is ample space for a washing machine and fridge freezer, while a useful pantry provides additional storage. A side access door offers convenient entry to the exterior.

The first floor continues to impress with a bright and airy landing featuring wood flooring and access to all first-floor rooms. There are three generously sized double bedrooms, each benefiting from large timber double glazed windows that maximise natural light and create a welcoming atmosphere. The family bathroom is beautifully finished with natural stone tiling and comprises a WC, pedestal wash basin and panelled bath with a mains-fed monsoon shower over, combining practicality with a touch of luxury.

Externally, the property enjoys a wonderfully private and tranquil setting, nestled amongst a mature tree canopy that creates a secluded backdrop rarely found in modern homes. The rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a paved seating area, an outdoor bar and an abundance of established trees and planting that provide year-round interest and privacy.

To the rear of the plot, a detached brick-built garage and paved driveway offer excellent off-road parking and additional storage.

A rare opportunity to acquire a characterful detached family home in an exclusive cul-de-sac position, offering generous accommodation, beautiful surroundings and a superb lifestyle setting in one of Pakefield's most desirable locations.

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
Tel: 01502 442889

Outgoings

Council Tax Band C

Services

Mains water, gas, electricity and sewerage

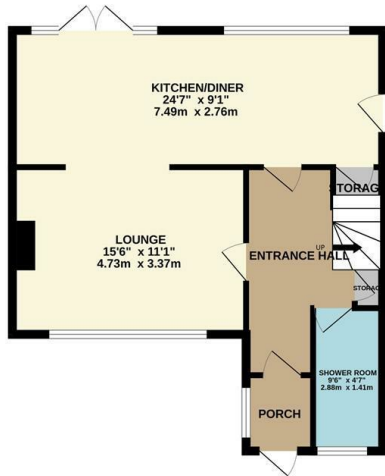
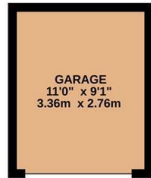
Tenure

Freehold

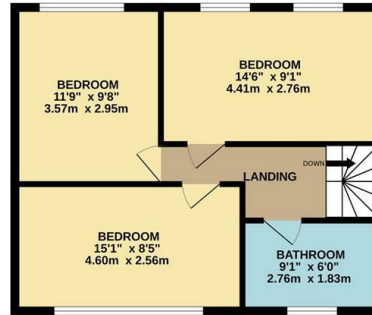




GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

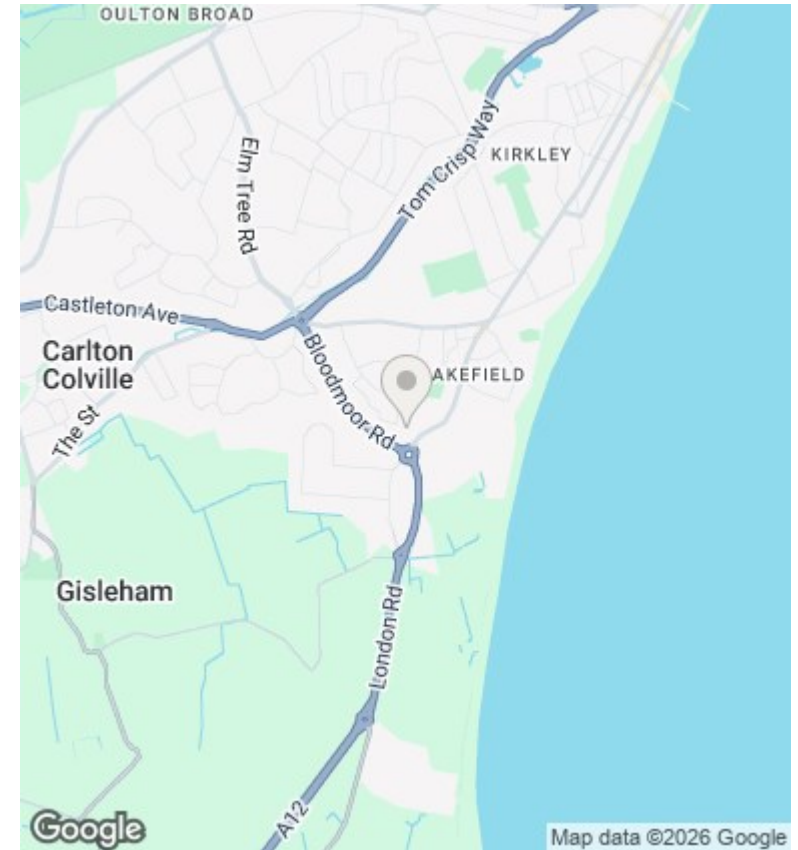


1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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