



Lowestoft,

Guide Price £450,000

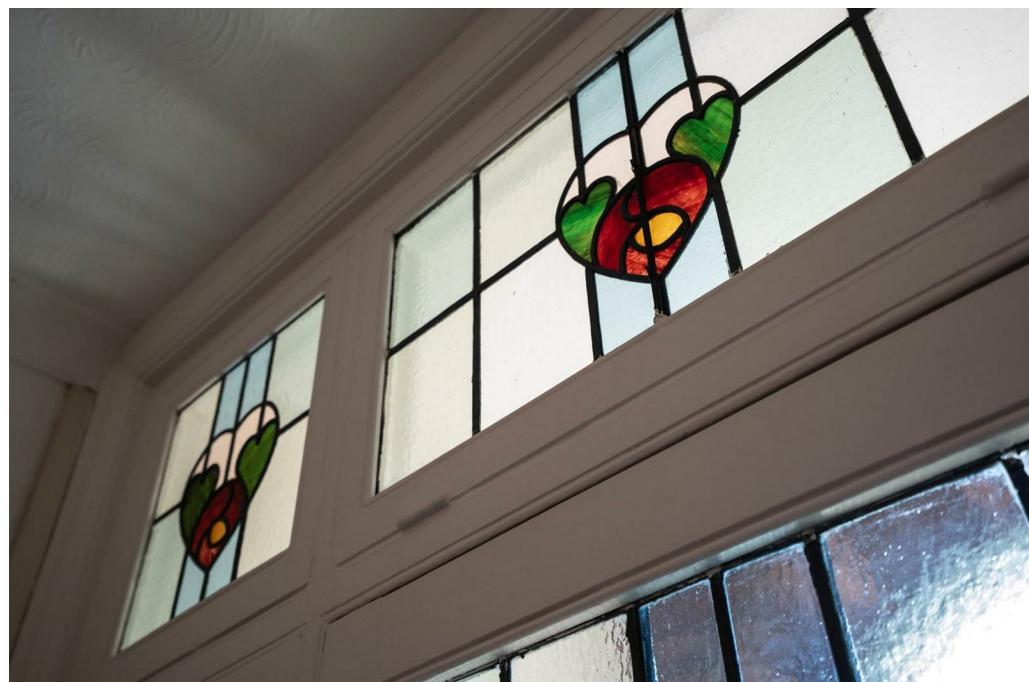
- Grand 4 bedroom family home
- Living set over two floors
- Stunning porch and entrance hall
- 3 reception rooms
- Georgian features throughout
- 2 Modern family bathrooms
- Moments walk to Pakefield beach
- Sweeping private gardens
- Shaker style kitchen/diner
- Ideal for school catchment and local amenities

London Road South, 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: E



Description

Step through the porch into an inviting entrance hall where original tiled flooring and a stained glass door immediately set the tone, rich in character and framed by elegant Georgian proportions. From here, the home unfolds beautifully: doors lead to three distinctive reception rooms, a formal dining room, and a rear hallway, while a grand staircase rises gracefully to the first-floor landing.

The principal lounge is a striking yet welcoming space, centred around a recessed bay window that floods the room with natural light and complemented by a cast iron wood burner perfect for cosy evenings. The second reception room is equally impressive, showcasing a breath taking original decorative ceiling rose and another beautiful bay window, while the third reception room exudes warmth and heritage with its original wall panelling.

The dining room is a true statement space, boasting an impressive ceiling height and seamlessly flowing into a newly fitted, modern shaker-style kitchen. Here, sleek marble-effect worktops pair perfectly with integrated appliances, including an oven, grill, induction hob with extractor, fridge freezer, and dishwasher, ideal for both everyday living and entertaining.

Beyond the kitchen, a separate utility room offers practical spaces for a washing machine and tumble dryer, along with additional storage. This leads through to a stunning uPVC double-glazed orangery, a light-filled retreat with direct access to the rear garden, perfect for year-round enjoyment.

The rear hallway continues to impress, providing access to a stylishly updated family bathroom featuring a freestanding bath,

separate mains-fed shower, and WC. A separate cloakroom/WC includes a vanity sink and a traditional cast iron radiator with towel rail. From here, a door opens into a wraparound conservatory-style walkway, which in turn provides access to the double garage, offering exciting potential for annexe conversion, subject to the necessary permissions.

Upstairs, the property offers three well-proportioned double bedrooms, all benefitting from useful eaves storage, alongside a contemporary bathroom complete with panelled bath, Velux window, WC, and wash basin.

Externally, the home occupies a prominent and generous plot. To the front, a vast paved driveway provides ample off-road parking, complemented by a carport and access to the garage. To the rear, a sweeping lawn garden stretches out beneath a canopy of mature trees, with expansive paved seating areas creating the perfect setting for outdoor relaxation and entertaining.

Services

Mains gas, electricity and water

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

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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

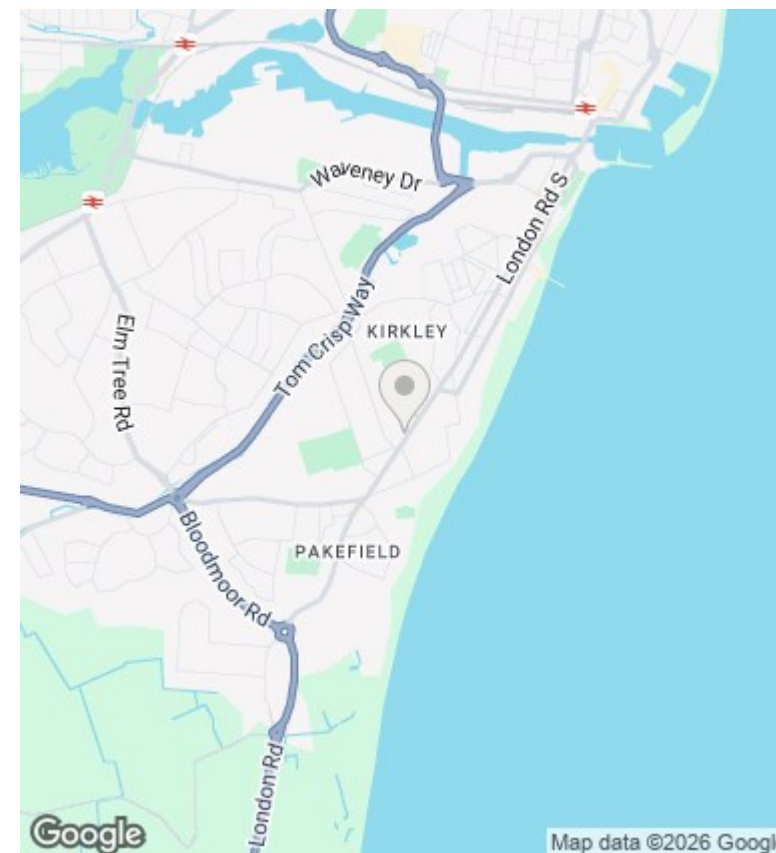
Council tax band E

Tenure

Freehold





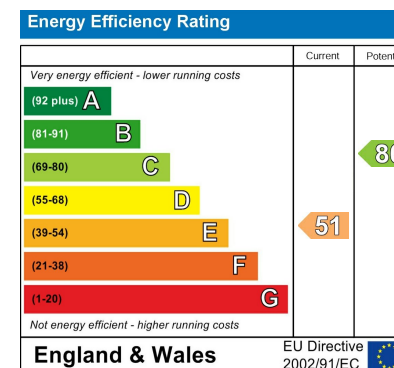


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com