



46 All Saints Road, Lowestoft

Guide Price £400,000



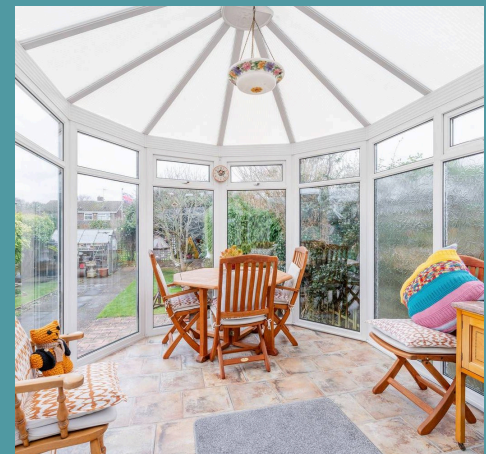
# 46 All Saints Road

## Lowestoft

Find character and refinement in this beautiful bay-fronted detached residence in the sought-after area of Pakefield. Sitting moments away from the scenic beach, this family home obtains the properties original features including stained glass windows and decorative fireplaces, with a touch of modern convenience. Highlighting three welcoming reception rooms, a well-equipped kitchen, three bedrooms and a maintained garden. Embrace coastal living and make this property your home.

### Location

This property is situated in Pakefield, in the seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are several schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





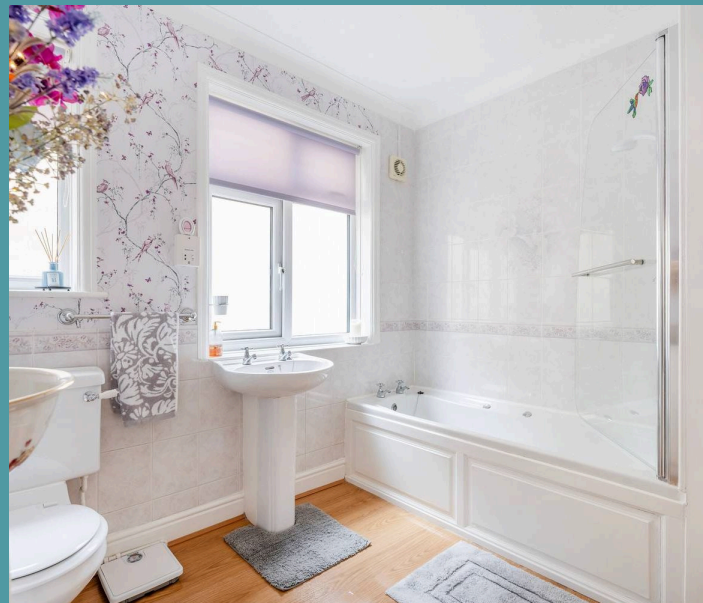
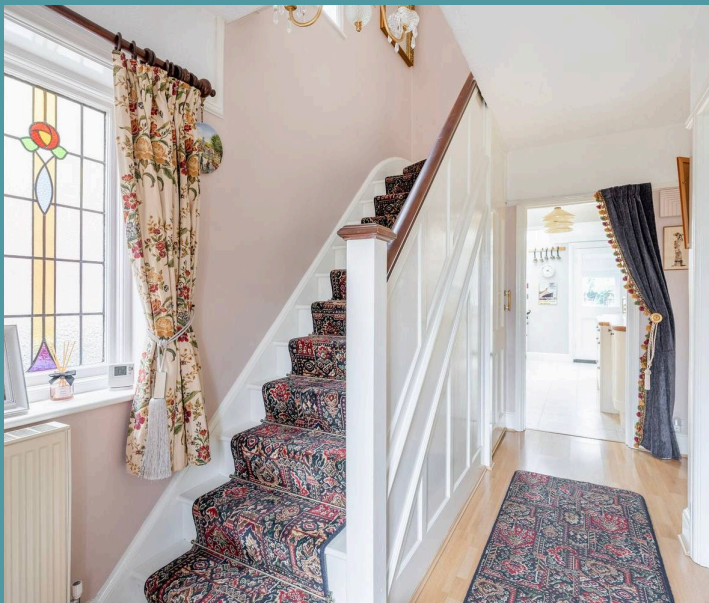


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### Lowestoft

Upon entering this beautiful family home, you are immediately drawn to the timeless appeal and flexible layout that adapts effortlessly to varying lifestyle needs. Retaining many of its original features, including elegant stained glass windows and ornate fireplaces, the property exudes a sense of history and sophistication while providing a warm and welcoming atmosphere.

The ground floor unfolds to reveal a bay fronted sitting room, filled with an abundance of natural light, for relaxing during the evenings. This is complemented by a formal dining room/reception room, perfectly suited for hosting guests and entertaining with an effortless flow. The addition of a stunning conservatory not only fills the room with natural light but also offers views of the garden, allowing you to enjoy the outdoors within the comfort of your own home.



The heart of the home lies in the well-equipped kitchen, where quality wall and base units combine with integrated appliances to form a practical yet stylish space to cook your favourite meals. A functional utility room enhances the home's convenience, providing additional storage space and laundry facilities.





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### Lowestoft

Ascending the staircase, you will discover three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or playroom, depending on your own requirements. A well-appointed family bathroom serves the upper level, while a ground floor cloakroom adds further convenience for residents and guests.

Towards the rear is a well-maintained garden, predominately laid to lawn, bordered by planted beds and shrubbery. Two large wooden storage sheds offer ample space for gardening tools, bicycles, and seasonal items, ensuring that the grounds remain uncluttered and organised. Overall, it is fully enclosed so you can enjoy in seclusion. A driveway to the front of the property provides off-road parking for multiple vehicles, further adding to the home's appeal.



### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C





## 46 All Saints Road

Lowestoft

- Detached 1930's residence down a desirable road in Pakefield
- Moments away from Pakefields beach, with a scenic setting for seaside walks
- Beautiful family home with flexible and spacious accommodation that can adapt to your own preferences and style
- Retaining the properties original features including stained glass windows and decorative fireplaces
- Bay fronted sitting room for relaxation, formal dining room/reception room suitable for entertaining and a stunning conservatory offering views of the garden
- Well-equipped kitchen with quality wall and base units, integrated appliances and a functional utility room
- Three bedrooms, a family bathroom and a ground floor cloakroom
- Enclosed maintained garden with two large wooden storage sheds
- Driveway providing off-road parking
- Close proximity to local shops, healthcare facilities, transport and schools for all ages





Ground Floor  
761 sq.ft. (70.7 sq.m.) approx.

1st Floor  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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