



45 Grayson Avenue, Pakefield

Offers in Region of £280,000

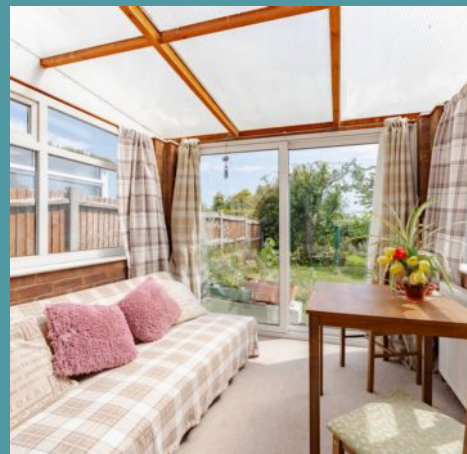
45 Grayson Avenue

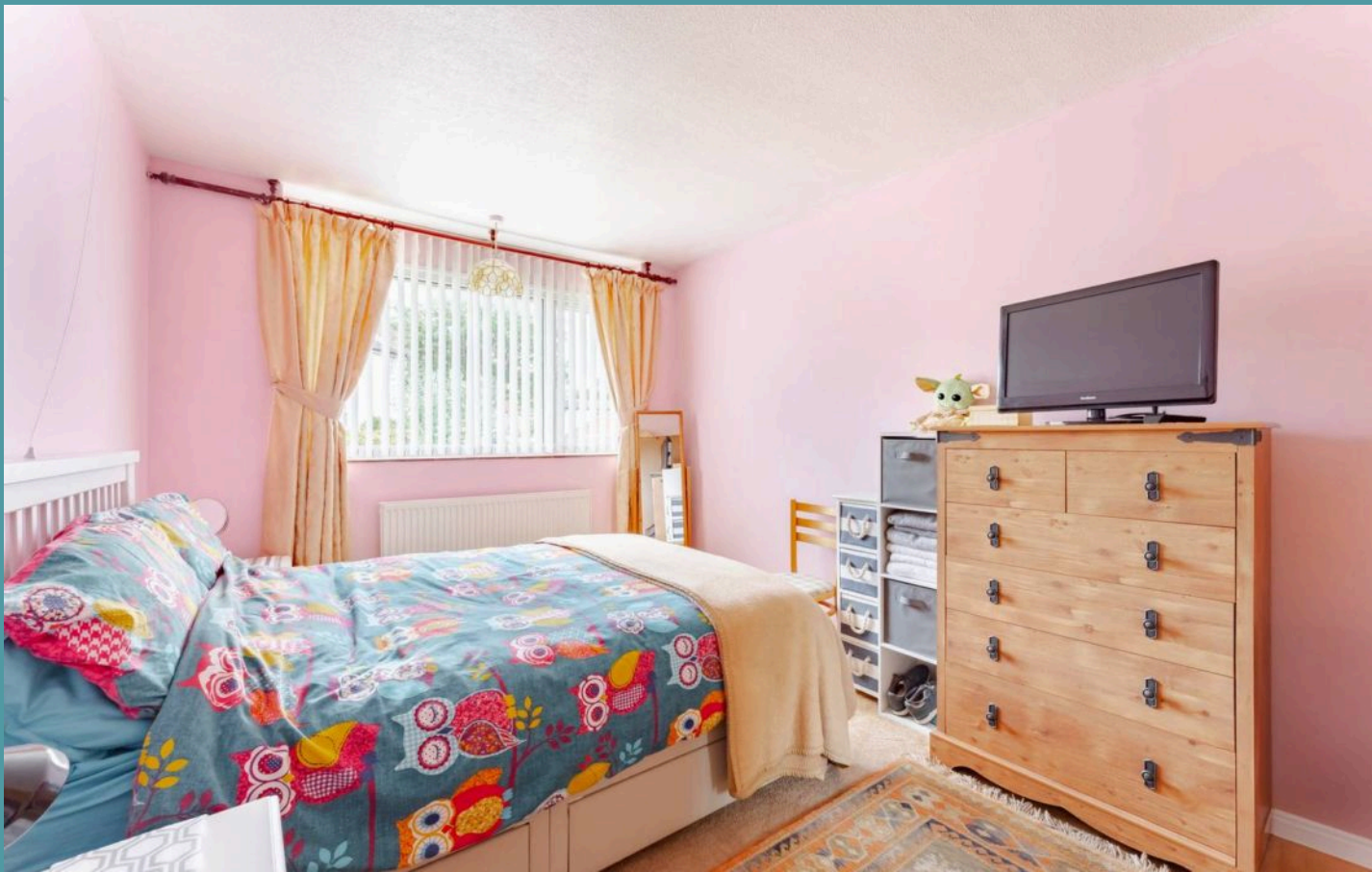
Pakefield, Lowestoft

Embrace coastal living with this delightful detached bungalow, perfectly positioned in sought-after Pakefield, just moments from the sea. Offering the ideal blend of comfort and convenience, this well-presented home features bright, airy interiors, a cosy sitting room with wood burner, a light-filled conservatory, two spacious double bedrooms, and a private, beautifully maintained garden. With a practical single-level layout and ample off-road parking, it's perfect for those looking to downsize or enjoy easy living by the coast.

Location

Grayson Avenue is a quiet residential street situated in the Pakefield area of Lowestoft, a charming coastal town in Suffolk. The avenue lies just a short walk—around 5 minutes or less—from the sandy shores of Pakefield Beach, part of the scenic Suffolk Heritage Coast. This close proximity to the coast makes Grayson Avenue an attractive location for those who enjoy seaside walks and coastal views. The neighbourhood around Grayson Avenue is mainly composed of well-kept semi-detached and detached houses, with gardens and easy parking.





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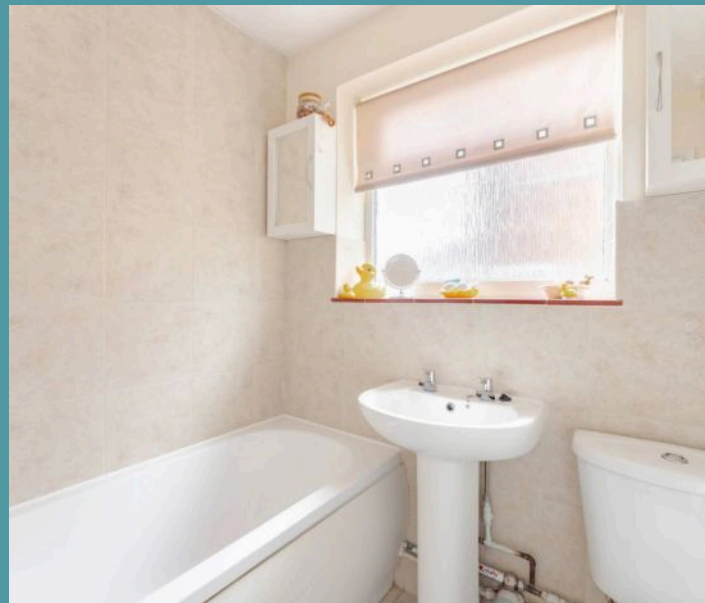
Pakefield, Lowestoft

Residents benefit from several local amenities within a short distance. There are small convenience stores nearby that provide everyday essentials, along with a few independent shops and cafes scattered through Pakefield and the adjoining Kirkley area. For healthcare, several GP surgeries and pharmacies are accessible within a couple of miles, including primary care clinics and dental practices. Larger medical facilities, such as the Lowestoft Hospital, are also a short drive away.

Transport links from Grayson Avenue are convenient. Regular bus services connect Pakefield to Lowestoft town centre and surrounding areas, facilitating easy access to shopping, schools, and leisure facilities. For rail travel, Lowestoft railway station is approximately two miles north, providing routes toward Norwich and other destinations. Road connections via the A12 make travel by car straightforward for commuting or leisure trips.

Grayson Avenue

Step inside to a welcoming entrance hall, setting the tone for the bright and airy interior. The well-proportioned sitting room is a true highlight, beautifully presented and featuring a cosy wood burner — the perfect place to unwind on cooler evenings. A characterful brick archway opens into the conservatory, a light-filled space designed for year-round enjoyment, allowing you to embrace the outdoors in total comfort.





45 Grayson Avenue

Pakefield, Lowestoft

The kitchen is well-equipped with a range of wall and base units, ready for you to add your personal touch with your own appliances, making it a functional space for everyday cooking and entertaining.

Two spacious double bedrooms offer comfort and privacy, complemented by a modern bathroom with a three-piece suite, providing flexibility for visiting family, hobbies, or a home office.

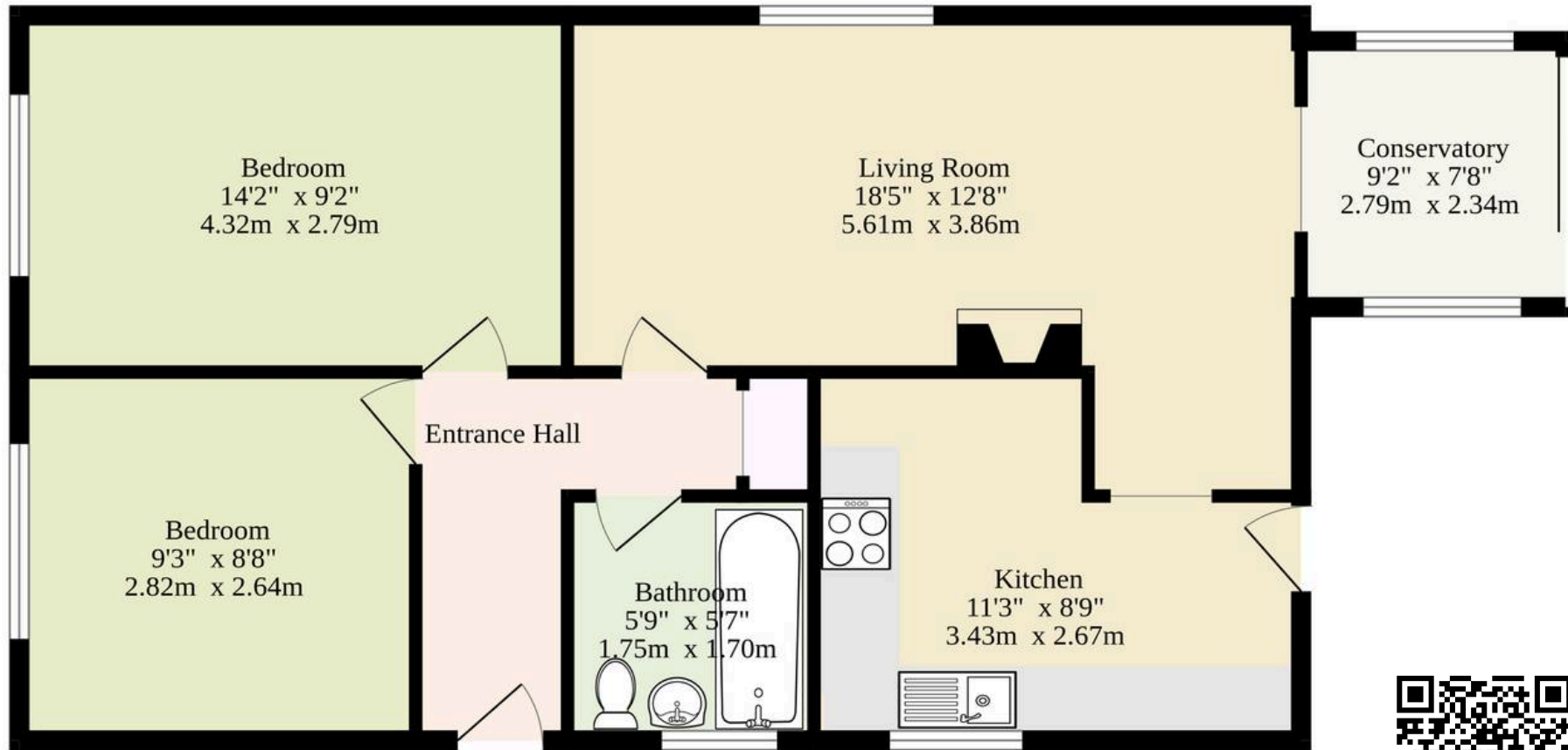
Outside, the private and well-maintained garden invites you to relax or enjoy garden activities. Mostly laid to lawn and bordered by established planted beds, it offers a quiet outdoor space. Additional features include a useful storage outbuilding and timber shed, ideal for garden tools and equipment. The property also benefits from a generous shingle driveway, offering off-road parking for multiple vehicles.

Agents note

Freehold



Ground Floor
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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