



37 Pinebanks, Lowestoft

Guide Price £340,000 - £350,000



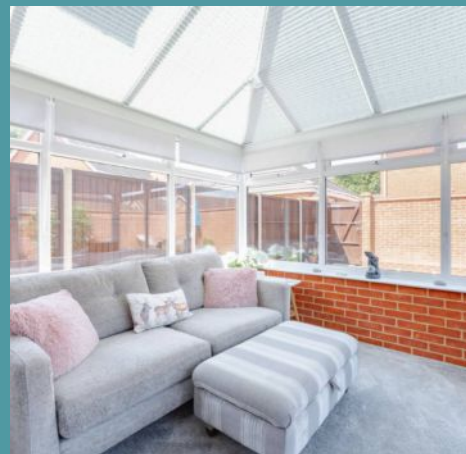
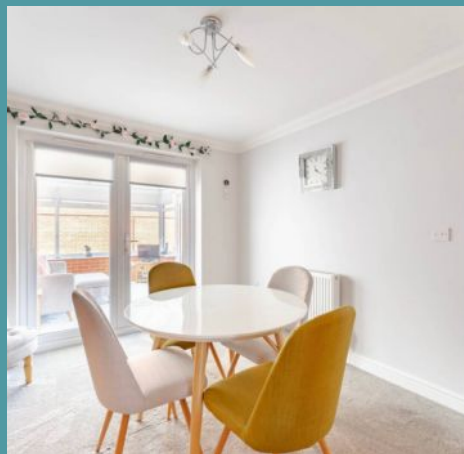
## 37 Pinebanks

### Lowestoft

Exquisitely positioned in the desirable coastal town of Lowestoft, this immaculately presented detached residence epitomises the pinnacle of modern family living. The home has a beautifully designed layout that effortlessly adapts to both entertaining and everyday living. From the opulent sitting room with its striking feature fireplace to the light-filled conservatory and sun-soaked garden, every space is crafted to offer both comfort and style. Four bedrooms, including a private en-suite, provide relaxation, while the contemporary kitchen and well-appointed bathrooms reflect the highest standards of quality. With off-road parking for multiple vehicles, a garage, and a location that perfectly balances tranquillity with accessibility, this home offers an exceptional lifestyle in one of Lowestoft's most sought-after areas.

### Location

Pinebanks is a residential area located in the northeastern part of Lowestoft, Suffolk. The area is well-connected by local transport links, with the Lowestoft Railway Station just a short distance away, providing regular services to Norwich, Ipswich, and London via the East Suffolk Line. For those who prefer bus travel, numerous routes service the area, with stops located nearby, connecting Pinebanks to the town center and surrounding districts.







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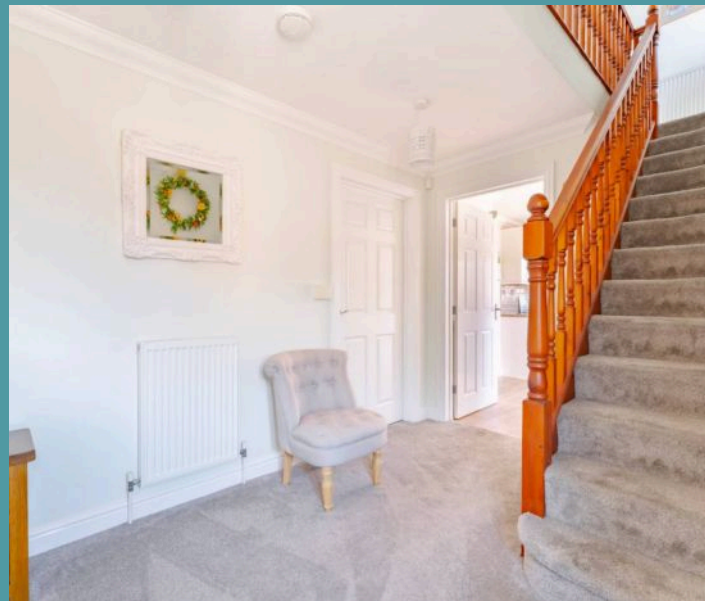
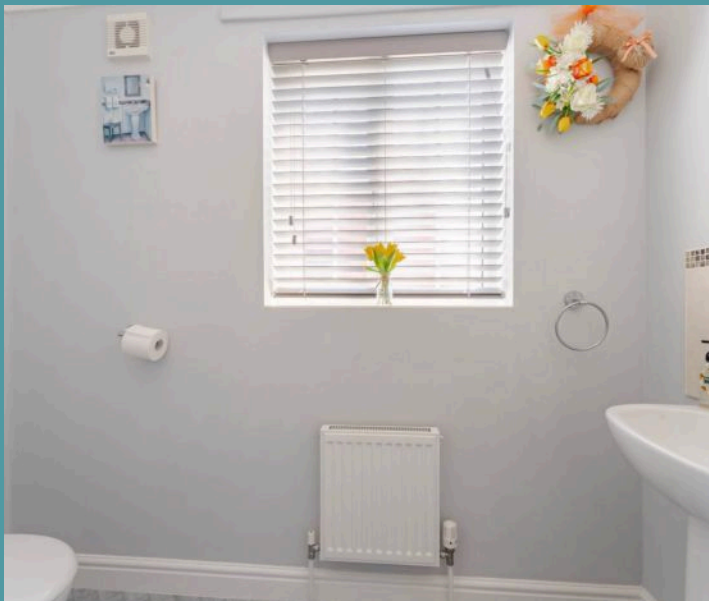
Local shops are easily accessible, with a variety of independent stores, convenience shops, and larger supermarkets like Tesco and Co-op within a short drive or walk. The town centre, which is a 10-minute drive away, offers additional retail options, cafes, and restaurants, as well as the Lowestoft Market—a popular spot for fresh produce and local goods.

For families, the area is close to a number of well-regarded schools. The Sir John Leman High School is a short distance away, offering secondary education, while Pakefield Primary School and St. Mary's Primary School cater to younger children. These schools are known for their strong community ties and good reputations.

Pinebanks residents can also enjoy several green spaces and parks. Pakefield Beach is within walking distance, providing a scenic spot for walks along the coast, while Suffolk Wildlife Trust's Carlton Marshes Nature Reserve offers a haven for nature enthusiasts, with its walking trails and birdwatching opportunities. Additionally, Nicholas Everitt Park is located nearby, offering a larger park space with playgrounds, sports facilities, and picnic areas.

Healthcare needs are well-covered with the Lowestoft Health Centre and Lothingland Surgery offering general medical services. For more specialized care, James Paget University Hospitals NHS Foundation Trust is a short drive away and provides a full range of services, including accident and emergency care.

- Immaculately presented detached residence, proudly positioned in the coastal town of







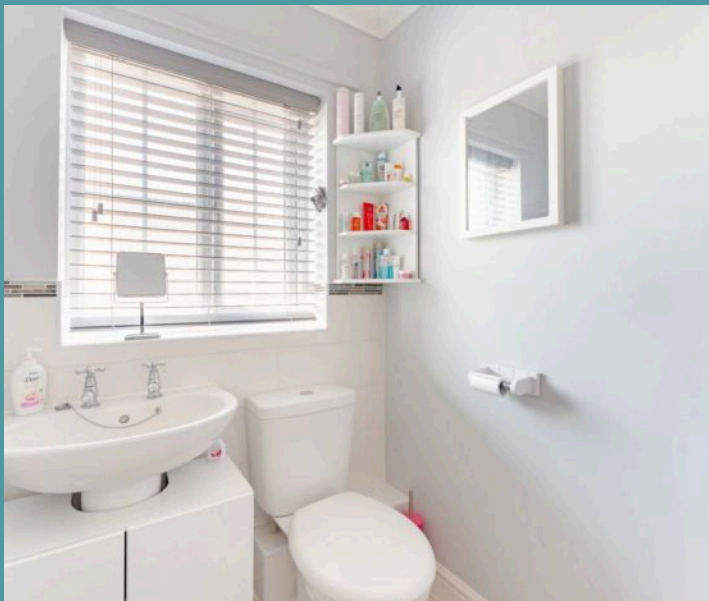
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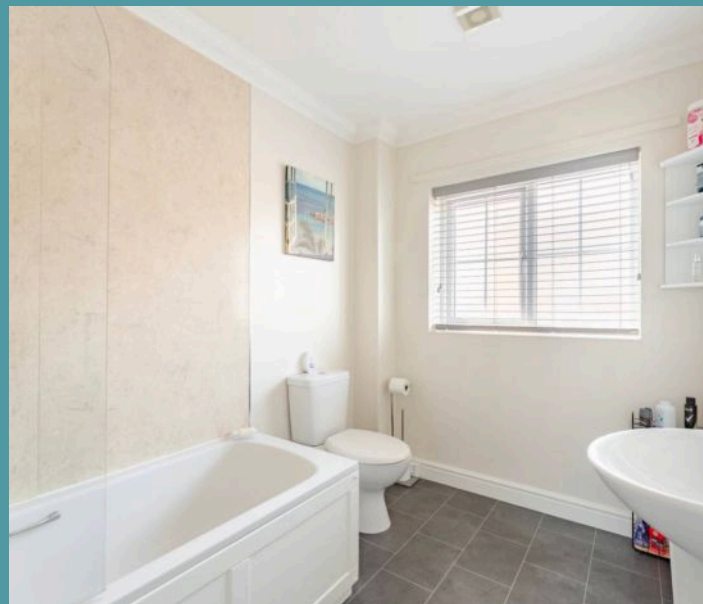
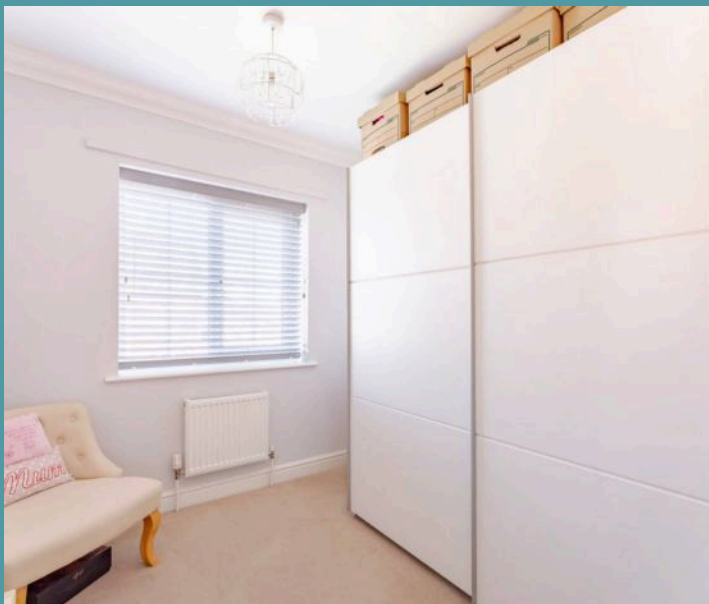
The expansive sitting room is an inviting space, showcasing a decorative feature fireplace that adds a touch of elegance and warmth, making it perfect for both relaxing with family and entertaining guests. Whether you're enjoying a quiet evening in or hosting gatherings, the room flows seamlessly, offering comfort and style in equal measure.

Adjoining the sitting room is the dining room — an intimate space that encourages family meals and memorable gatherings. Its layout fosters connection, providing the perfect setting for everything from casual dinners to festive occasions. The light-filled conservatory further enhances the living areas, extending the reception space and creating a seamless transition between indoor and outdoor living. With large windows allowing for plenty of natural light, the conservatory offers a serene environment where you can bask in the changing seasons from the comfort of your home.

The kitchen, thoughtfully designed with high-quality cabinetry, is both practical and stylish. Equipped with an integrated oven, there's an under-counter area for a washing machine and space for a fridge/freezer, ensuring everything is at hand while maintaining a clean and organised look. Whether you're preparing a simple breakfast or hosting a dinner party, this kitchen provides both functionality and style.



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The home features four well-proportioned bedrooms, each providing the utmost comfort and style. The master bedroom flaunts a private en-suite, offering a touch of luxury and privacy. A family bathroom, with sleek fixtures and contemporary finishes, serves the remaining bedrooms, ensuring everyone has a comfortable and personal space.

Step outside, and you'll discover the low-maintenance, south-west facing garden — a true sun-trap perfect for those who enjoy spending time outdoors. The patio area provides a lovely spot for al fresco dining, while the artificial lawn ensures the garden remains maintained and green with minimal upkeep. Whether you're relaxing with a book or entertaining friends, this garden offers an ideal setting. The property also features a driveway with ample off-road parking space for multiple vehicles, and a garage that provides additional storage options, making it the perfect family home with all the practicalities in place.

### Agents note

### Freehold

All windows have privacy mirrors so no one can see in.





## 37 Pinebanks

### Lowestoft

- Immaculately presented detached residence, proudly positioned in the coastal town of Lowestoft
- Perfect family home with spacious and flexible accommodation, designed to adapt to your own preferences and style
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home
- Kitchen equipped with quality cabinetry, an integrated oven, under-counter area for a washing machine and space for a fridge/freezer
- Four bedrooms, a private ensuite and a family bathroom
- Low-maintenance, sun-trap garden that is south-west facing, with a patio area and an artificial lawn
- A driveway providing off-road parking for multiple vehicles and a garage for storage options
- Close to local shops, schools for all ages, healthcare facilities and transport links



Ground Floor  
1003 sq.ft. (93.2 sq.m.) approx.

1st Floor  
617 sq.ft. (57.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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