



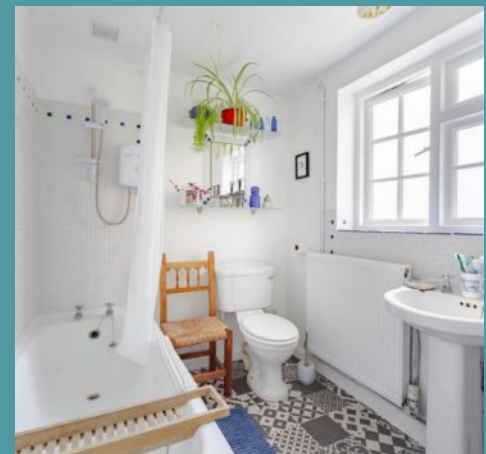
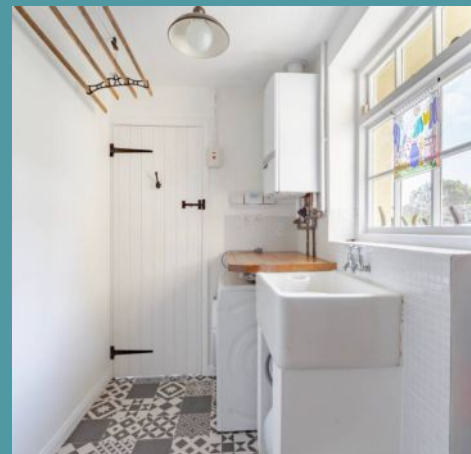
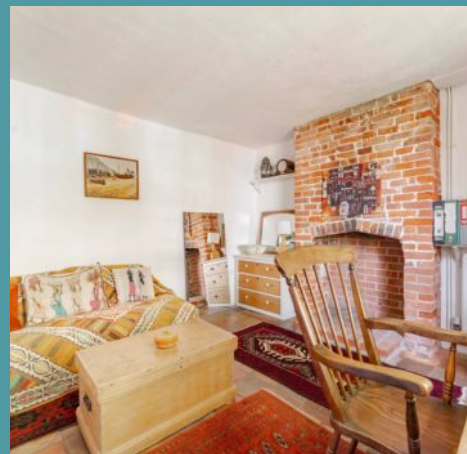
99 Pakefield Street, Pakefield  
£395,000



# 99 Pakefield Street

Pakefield, Lowestoft

Step into a piece of Pakefield's rich heritage with this stunning Grade II listed detached residence, perfectly positioned just moments from the scenic Suffolk coastline. Overflowing with character, this home showcases original features such as exposed wooden beams, sash windows, tiled floors, and charming feature fireplaces, while offering a wonderful opportunity to further enhance the current owners' tasteful updates. The property boasts a welcoming entrance hall, two versatile reception rooms, a stylish farmhouse kitchen with French doors opening onto beautifully maintained gardens, a formal dining room, utility room, cloakroom, and a contemporary ground-floor bathroom. Upstairs, four spacious double bedrooms provide comfort and flexibility for family living, with potential to add further facilities. The idyllic gardens, complete with a laid to lawn, mature planting and patio spaces for al fresco dining, complement the charming frontage and ample off-road parking. This is a rare chance to own an exquisite period home in one of Pakefield's most desirable coastal settings.







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### Location

Pakefield Street is located in the charming seaside neighbourhood of Pakefield, on the southern edge of Lowestoft in Suffolk. Just a short walk from the street, residents can enjoy miles of unspoilt coastline with sandy beaches and sea views, making it an attractive spot for those who appreciate coastal living. The area is well-served by local amenities: a range of independent shops, convenience stores, cafes, and traditional pubs can be found both on Pakefield Street and nearby. Families are well catered for with Pakefield Primary School and Pakefield High School both within close proximity.

Healthcare needs are met by several local GP practices and dental surgeries, with more extensive services available at James Paget University Hospital, just a short drive away. The area also benefits from excellent transport links, with regular bus services running into Lowestoft town centre and the railway station, which provides connections to Norwich, Ipswich and beyond. The nearby A12 makes travel by car straightforward, whether heading into town or out toward the Norfolk and Suffolk countryside.







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As you approach, an attractive pitched porch welcomes you into a light-filled entrance hall, setting the tone for the elegance that unfolds within. Positioned at the front of the residence are two beautifully appointed reception rooms, ideal for sophisticated entertaining, comfortable family living, or the perfect work-from-home space.

At the heart of the home is the stunning farmhouse-style kitchen and breakfast room. Complete with a butler sink, integrated oven, and thoughtfully designed under-counter spaces for appliances, this room is both stylish and functional. French doors open gracefully onto the garden, creating a harmonious flow between the interior and the beautiful outdoor setting—perfect for summer gatherings and al fresco entertaining.

Adjacent to the kitchen, a formal dining room offers an inviting space for family meals and intimate dinner parties. The ground floor further benefits from a useful cloakroom, a dedicated utility room for laundry facilities, and a ground-floor bathroom featuring a modern three-piece suite.







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Ascending to the first floor, you will discover four generous double bedrooms, each designed to offer comfort, privacy, and versatility—ideal for family living, hosting guests, or providing space for a nursery or playroom. The spacious landing presents potential for the addition of a WC or first-floor shower room (stpp).

Externally, the beautifully landscaped and well-established gardens are a true delight. The rear garden is predominantly laid to lawn and bordered by mature plants, colourful shrubbery, and hedging, creating a wonderfully private and serene outdoor space. A patio area is perfectly suited for relaxed seating arrangements and dining al fresco. To the front, the property is equally attractive, with a mature garden and a shingled driveway providing convenient off-road parking.

This rare offering provides a remarkable opportunity to acquire a distinguished period home in one of Pakefield's most desirable locations, with the stunning Suffolk coastline just moments away.

**Agents note**

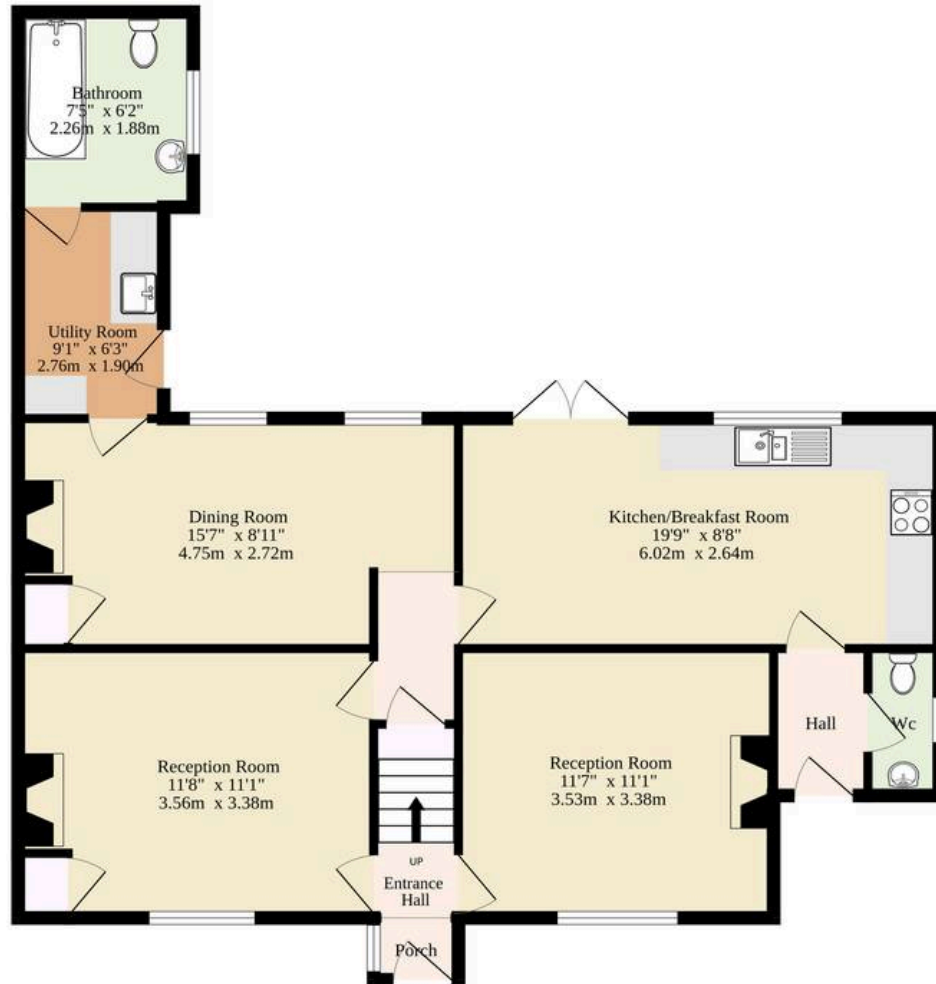
Freehold

Approved planning permission, please call the office for further details.

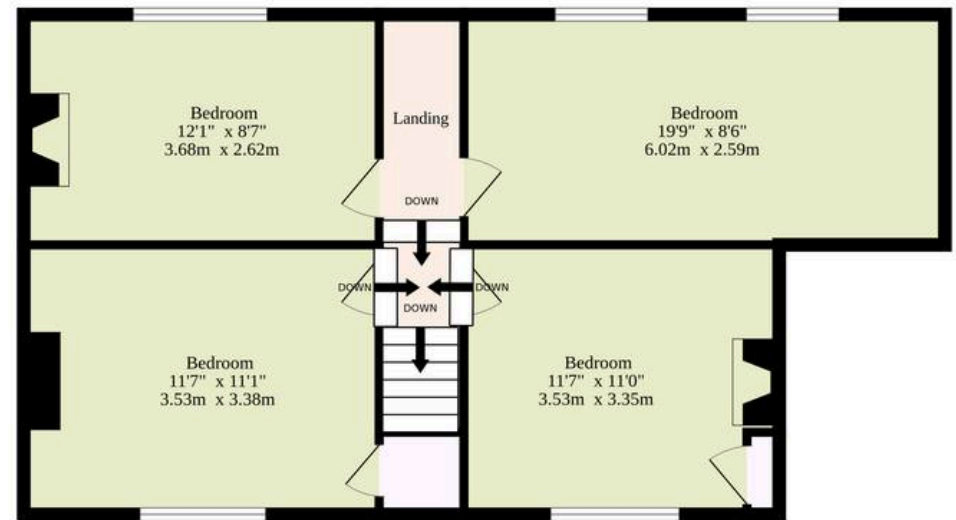




**Ground Floor**  
740 sq.ft. (68.7 sq.m.) approx.



**1st Floor**  
552 sq.ft. (51.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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