



1 Merrifield Road, Pakefield

Offers in Region of £270,000

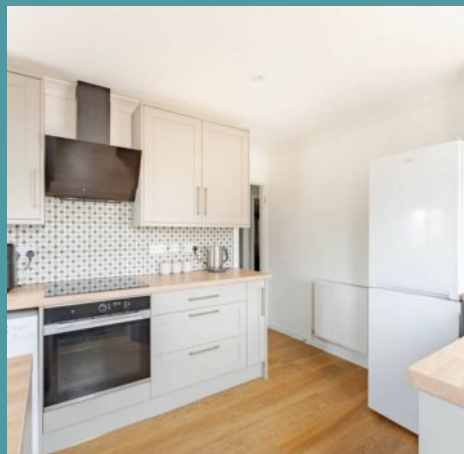
1 Merrifield Road

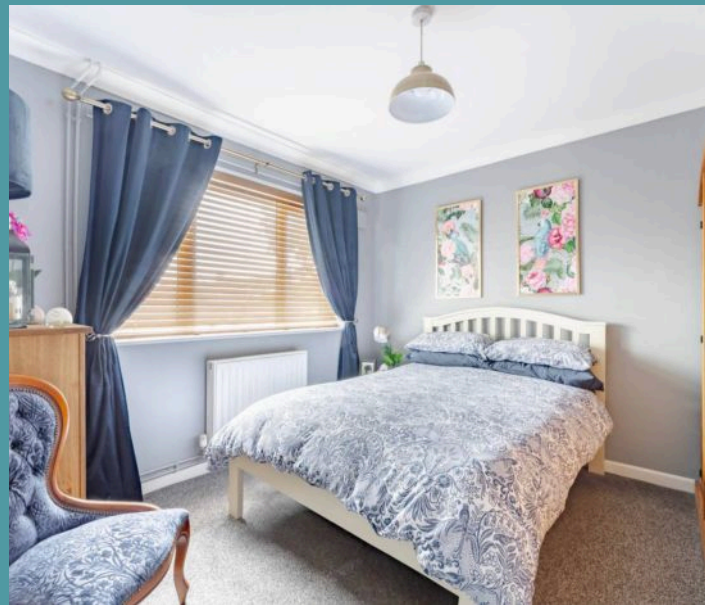
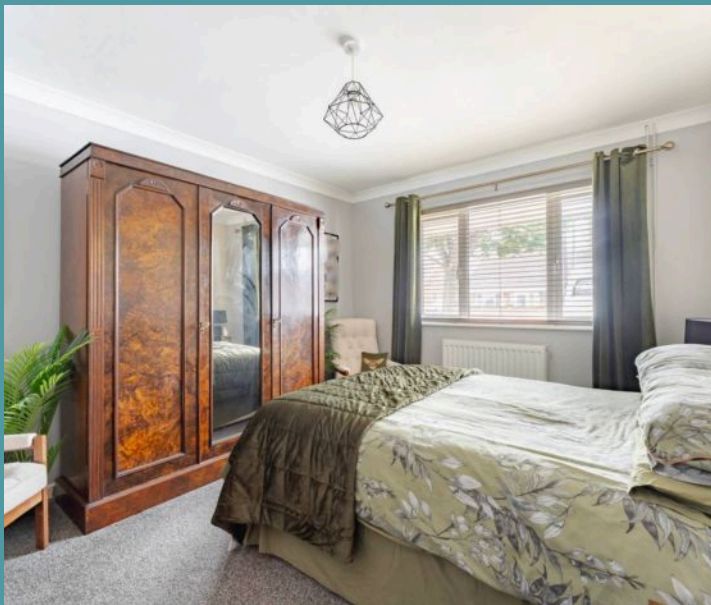
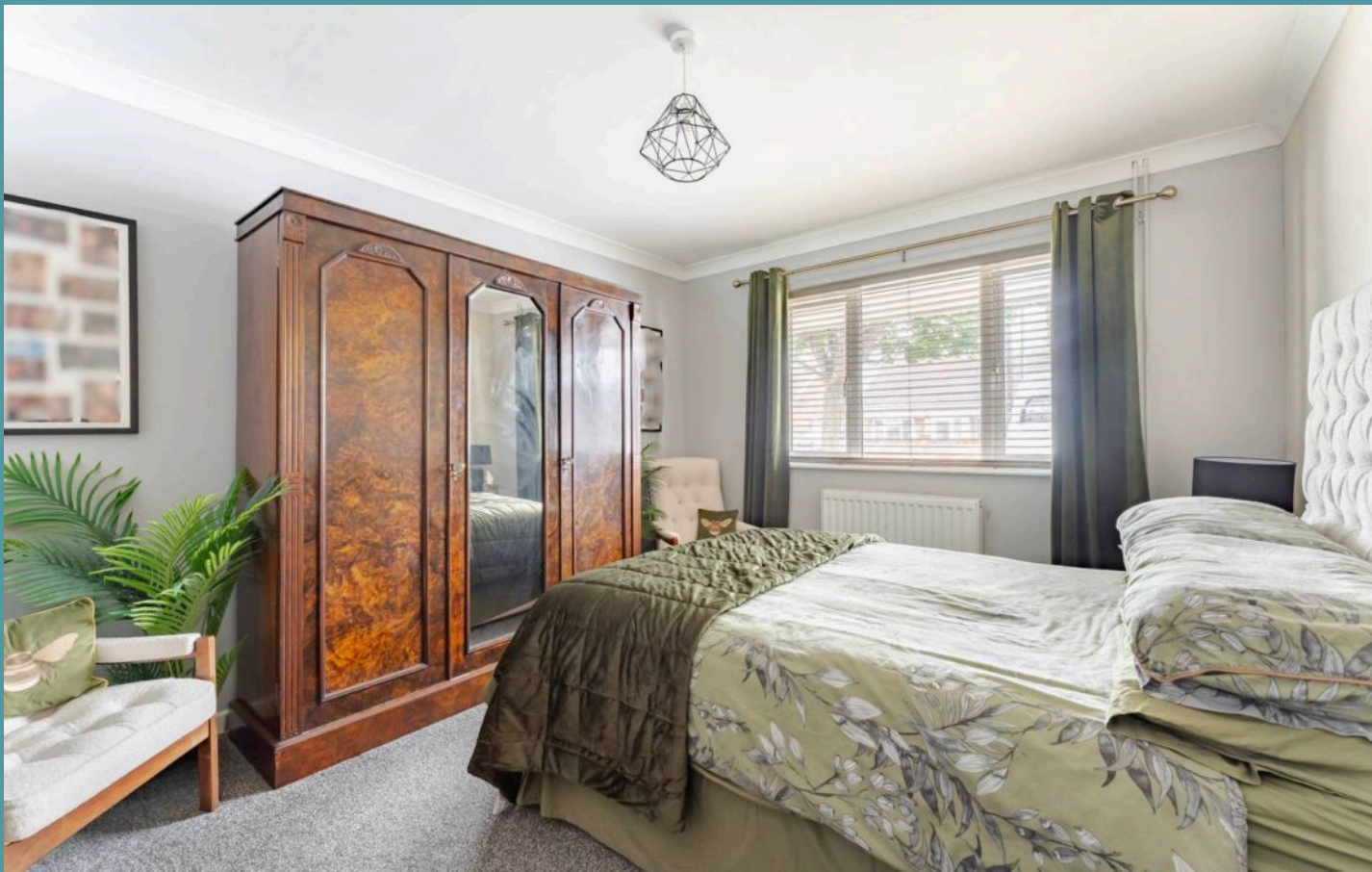
Pakefield, Lowestoft

Step into effortless living with this stylishly updated semi-detached bungalow in the sought-after Pakefield area of Lowestoft. Perfectly suited for downsizers who value both comfort and contemporary design, the home features light-filled rooms, a sleek Howdens kitchen, and versatile bedroom spaces that can adapt to your lifestyle. Outside, enjoy a spacious, beautifully maintained garden with a decked terrace and greenhouse, alongside practical benefits like off-road parking and a garage. With a brand-new roof and move-in ready condition, this bungalow offers a wonderful opportunity to embrace a relaxed, modern lifestyle in a peaceful setting.

Location

Merrifield Road is a residential street located in the Pakefield area of Lowestoft, a charming coastal town in Suffolk. The road sits within a quiet neighbourhood known for its family-friendly atmosphere and proximity to the beach. Local amenities are conveniently close by, including small convenience shops and takeaways scattered along nearby Pakefield Street, providing everyday essentials within easy walking distance. For schooling, families have access to nearby primary schools such as Pakefield Primary School and Westwood Primary School, while older students can attend secondary education at Pakefield High School, all within a mile or so of Merrifield Road.





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Healthcare needs are well catered for by local GP surgeries and pharmacies situated in the surrounding area, including facilities on Kirkley Mill Road. Transport connections are practical and well-established, with regular bus services running along Pakefield Street and London Road South that link residents to Lowestoft town centre and beyond. For rail travel, Lowestoft railway station lies roughly 1 to 1.5 miles away, offering connections to Ipswich, Norwich, and other destinations. Road access is straightforward via the A12, which runs close to Pakefield and provides direct routes to neighbouring towns and the wider Suffolk region.

Merrifield Road

Step inside to a welcoming entrance hall that immediately sets a bright and airy tone, inviting you to explore further. The sitting room is a true highlight—bathed in natural light thanks to elegant French doors that open onto the garden, it creates a seamless indoor-outdoor flow perfect for relaxing afternoons or entertaining guests.

The Howdens kitchen is a stylish and functional space, fitted with quality cabinetry and equipped with an integrated oven alongside dedicated under-counter areas for your appliances. Its sleek Karndean flooring adds both durability and a modern touch, making it a pleasure to cook and entertain in this heart of the home.

- Semi-detached bungalow positioned in the desirable area of Pakefield, in Lowestoft
- Perfect option for someone looking to downsize

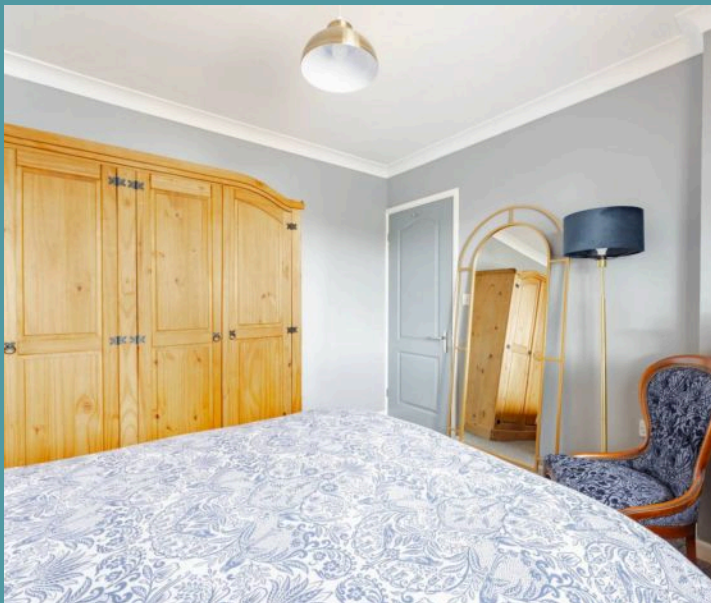


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Offering versatility and comfort, the bungalow boasts three bedrooms, one of which currently serves as a spacious dining room—perfect for hosting intimate dinners or transforming into a home office to suit your lifestyle needs. The newly installed bathroom is a sanctuary of modernity, featuring a contemporary three-piece suite.

Step outside to discover a large, well-maintained garden designed for both leisure and enjoyment. The decked terrace and patio area provide excellent spots for outdoor dining, while the laid-to-lawn expanse invites play or gardening. A charming greenhouse and new fencing enhance this private space, promising peaceful outdoor moments throughout the seasons. Additional practical features include a shingle driveway offering convenient off-road parking and a garage in the garden, perfect for storage or hobbies.



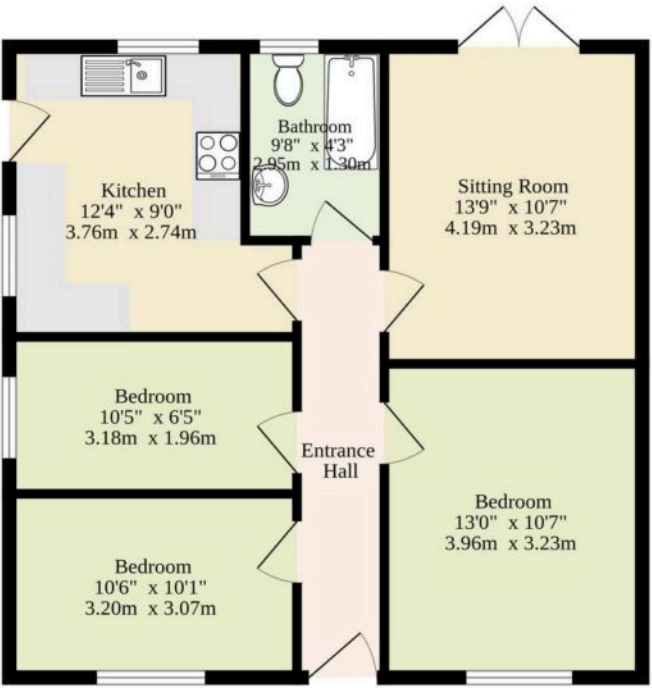
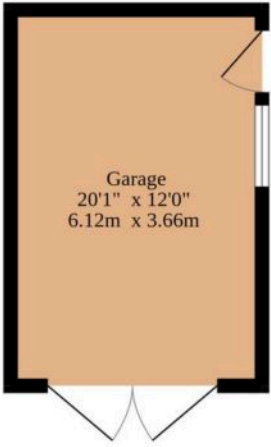


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Pakefield, Lowestoft

- Semi-detached bungalow positioned in the desirable area of Pakefield, in Lowestoft
- Perfect option for someone looking to downsize without compromising on comfort and style
- Renovated with a comfortable and contemporary design, ready to move straight into!
- Light-filled sitting room accentuated by a set of French doors, inviting relaxation and entertaining
- Howdens kitchen equipped with quality cabinetry, an integrated oven and under-counter areas for your own appliances, with Karndean flooring
- Three bedrooms, one currently used as a dining room, however has the option to be a home office
- Newly installed bathroom comprising of a modern three-piece suite
- A large and well-maintained landscaped garden, with a decked terrace, a patio area, a laid to lawn, a greenhouse and new fencing
- A shingle driveway providing off-road parking and a garage located in the garden for storage options
- New roof installed

Ground Floor
858 sq.ft. (79.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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