



Clematis Cottage Flixton Road, Flixton

Lowestoft



Minors & Brady



# Clematis Cottage Flixton Road

Flixton, Lowestoft

This 19th-century detached residence proudly positioned in the heart of Flixton, sits on a generous plot brimming with potential. Combining original character features with thoughtful modern updates, the home offers versatile living spaces, including a cosy sitting room with a wood burner, a flexible snug leading into a sun room, and a well-equipped kitchen with a Rangemaster oven. Upstairs, two bedrooms, one with a dressing room, provide comfort, while outside, a sweeping lawn, patio, mature borders, fruit trees, and a fish pond create a beautiful outdoor space. Adding further appeal, a static caravan offers a dedicated 'work from home' space or independent accommodation, alongside ample off-road parking and a double carport. Don't miss the chance to acquire this home and experience all it has to offer.

## Agents note

Freehold

This property has a covenant that prevents having an additional address on the same plot



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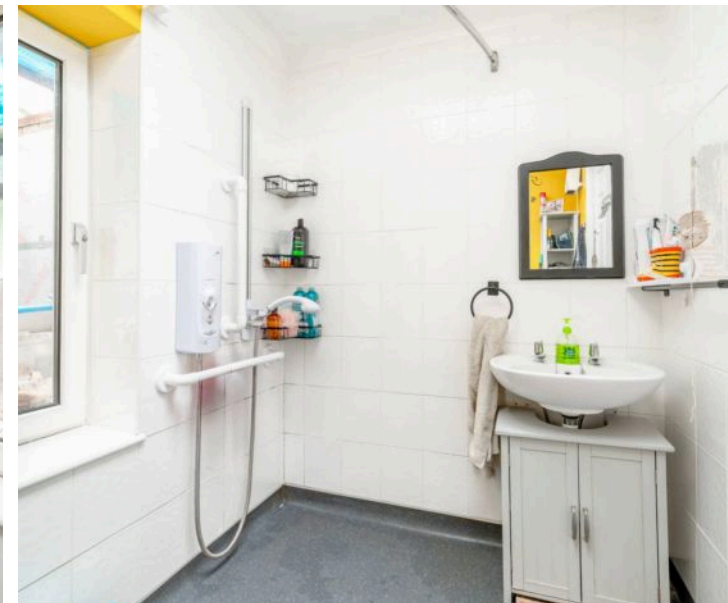
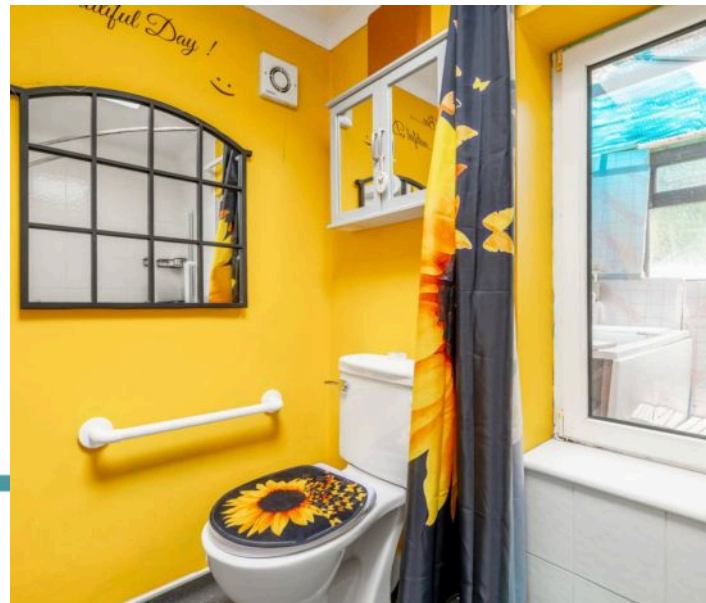
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# Clematis Cottage Flixton Road

Flixton, Lowestoft

- Extended detached residence dating back to the 1800's, set on an expansive plot in the village of Flixton
- Retains the properties original character features whilst being updated over the years
- Huge amount of potential to renovate, extend or build on the plot (stpp)
- Comfortable sitting room accentuated by a wood burner, inviting relaxation and entertaining
- A flexible snug that opens into a light-filled sun room, for additional seating arrangements or a dining set-up
- Kitchen fitted with cabinetry, a Rangemaster oven and under-counter areas for your appliances
- Two bedrooms, one complemented by a dressing room
- A substantial, well-established garden featuring a sweeping lawn, a patio for seating arrangements, mature borders, multiple storage sheds, a fish pond and fruit trees
- A static 35ft x 15ft caravan positioned in the garden, featuring an open-plan kitchen/living area, two bedrooms and a bathroom
- A driveway providing off-road parking and a double carport



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Flixton, Lowestoft

## Location

Flixton Road, located in the peaceful village of Flixton near Oulton and just a few miles west of Lowestoft, enjoys a semi-rural setting while remaining well-connected to local amenities. The area is close to small local shops and convenience stores in Oulton, with larger supermarkets, high street retailers, and independent shops available in Lowestoft. Families benefit from nearby educational options, including Oulton Primary School and several secondary schools in Lowestoft such as Benjamin Britten Academy and Ormiston Denes Academy, as well as post-16 provision at East Coast College.

Healthcare needs are well-served with Oulton Medical Centre, local GP practices, and Lowestoft Hospital, alongside pharmacies and dental clinics. Transport links are convenient, with bus routes connecting the village to Lowestoft and surrounding areas, while the nearby A12 provides easy road access, making Flixton Road a desirable location for those seeking a quiet village lifestyle with essential amenities and services within reach.



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# Clematis Cottage Flixton Road

Flixton, Lowestoft

Steeped in history and brimming with character, this extended detached residence dates back to the 1800s and occupies an impressive plot in the heart of Flixton. Over the years, the property has been thoughtfully updated, seamlessly blending its original features with modern comforts, while offering an exceptional opportunity for further renovation or extension (stpp).

Step inside to a welcoming sitting room, where a wood burner sets the scene for cosy evenings and relaxed entertaining. Adjacent is a versatile snug that flows effortlessly into a bright, light-filled sun room, perfect for additional seating or casual dining. The French doors are low threshold for ease of movement, opening out to a quaint side patio for seating arrangements, to relax or enjoy outdoor dining. The kitchen is fitted with elegant cabinetry, a Rangemaster oven, and cleverly integrated under-counter spaces for appliances, enhanced by a skylight that floods the space with natural light. Completing the ground floor is a convenient wet room.

Upstairs, two bedrooms await, one of which is complemented by a private dressing room, ready for you to make your own.



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Outside, the property truly shines. A substantial, well-established garden features a long brick weave path winds you around the deceptively large garden and pond, with numerous places to stop, sit, and enjoy, on its way towards the large sandstone patio for outside dining and entertaining. A 30ft polytunnel with established grape vine and nectarine tree for the green fingered, along with further apples trees and raspberries bushes around the garden. Adding to its versatility, the garden also accommodates a 35ft x 15ft static caravan, complete with an open-plan kitchen/living area, two bedrooms, and a bathroom that is currently not useable, that the owners use as a dedicated 'work from home' space. At the bottom of the garden is a driveway that provides ample off-road parking, while a double carport adds further convenience.

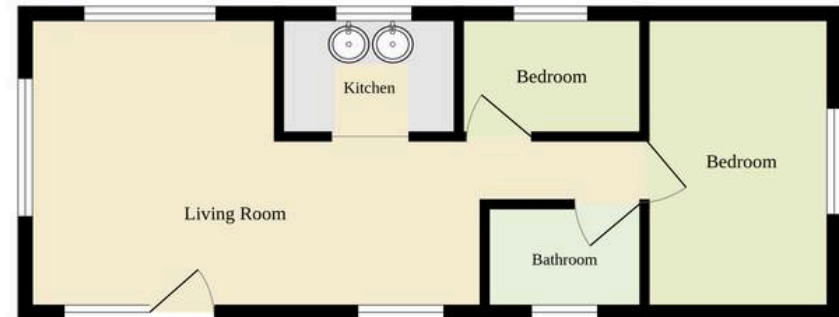
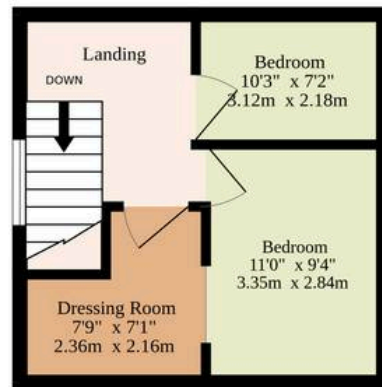
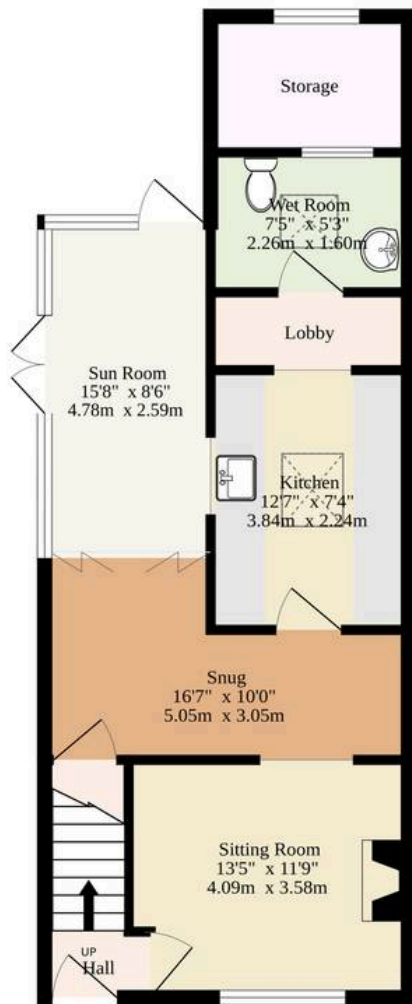


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Ground Floor  
626 sq.ft. (58.2 sq.m.) approx.

1st Floor  
247 sq.ft. (22.9 sq.m.) approx.

Caravan 35ft X 15ft



Sqft Does Not Include The Caravan

**TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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