



8 Saffron Square, Pakefield

Lowestoft



Minors & Brady



## 8 Saffron Square

Pakefield, Lowestoft

An end-of-terrace home set on a generous corner plot in the sought-after Pakefield area of Lowestoft, perfect for first-time buyers, small families, or investors. Step through a welcoming porch into a bright, airy interior where a well-equipped kitchen/breakfast room with quality cabinetry and a freestanding oven meets a light-filled sitting room, ideal for relaxing or entertaining. A spacious conservatory extends the living space, letting you enjoy the garden all year round. Upstairs, two double bedrooms with new underlay and carpets offer comfort, complemented by a modern shower room, while an easily accessible loft provides storage or conversion potential. Outside, a private, low-maintenance landscaped garden features multiple patios, established beds, and a greenhouse, alongside a paved driveway leading to a carport. With a recently installed boiler and versatile living spaces throughout.



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## 8 Saffron Square

Pakefield, Lowestoft

- End-of-terrace residence positioned on a large corner plot, in the sought-after area of Pakefield, Lowestoft
- Perfect choice for first time buyers, small families or investors!
- Kitchen/breakfast room equipped with quality cabinetry, a freestanding oven and under-counter areas for appliances
- Comfortable, light-filled sitting room inviting relaxation and entertaining
- Conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Two double bedrooms and a shower room
- Easily accessible loft for storage options, with the potential to convert into a bedroom (stpp)
- A private, landscaped garden that is low-maintenance, featuring several patio areas, established beds and a greenhouse
- A paved driveway leading up to a carport for sheltered off-road parking
- Recently installed boiler



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Pakefield, Lowestoft

### Location

Saffron Square is located in the highly sought-after area of Pakefield, a charming coastal suburb of Lowestoft known for its scenic beachfront and residential streets. The area benefits from a strong sense of community and a wealth of local amenities. Within easy reach are a variety of shops and cafes, including convenience stores, a local bakery, and small boutique outlets, providing everyday essentials and a friendly neighbourhood atmosphere. Families are well-served by reputable schools such as Pakefield Primary School and Pakefield High School, while additional options including nearby independent and faith-based schools ensure a broad choice of education.

Healthcare needs are covered by local GP surgeries, dental practices, and the nearby James Paget University Hospital, offering both routine and emergency care. Transport links are excellent, with regular bus services connecting Pakefield to Lowestoft town center and beyond, and the main railway station providing access to Norwich, Ipswich, and London, making the location ideal for commuters. With its combination of coastal living, convenient amenities, and strong local infrastructure, Saffron Square represents a highly desirable place to live.



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Pakefield, Lowestoft

Step through the bright and airy porch, into the welcoming hallway. The heart of the home is a well-appointed kitchen/breakfast room, thoughtfully designed with quality cabinetry, a freestanding oven, and convenient under-counter spaces for appliances. Adjacent, the sitting room is bathed in natural light, offering a comfortable space for relaxation or entertaining guests. A spacious conservatory seamlessly extends the reception area, allowing you to enjoy the outdoors year-round, during all seasons.

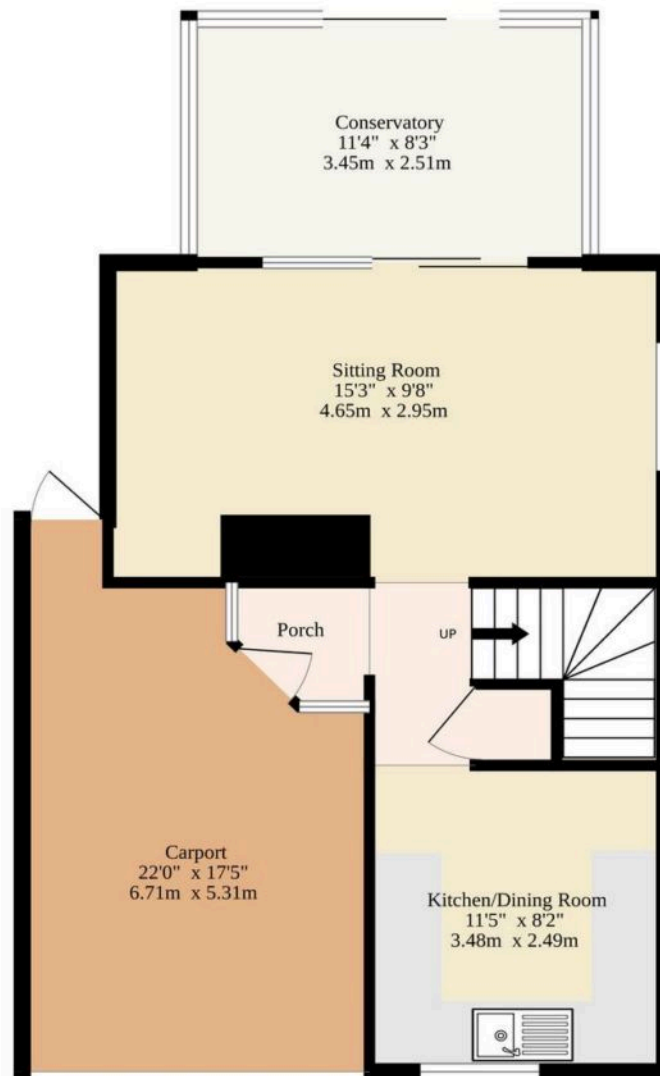
Upstairs, two generous double bedrooms benefit from new underlay and carpets, providing a fresh and inviting atmosphere. A modern shower room completes the first-floor accommodation. The easily accessible loft offers practical storage options or could be converted into an additional bedroom, subject to planning permission, creating further flexibility for your lifestyle needs.

Outside, the property showcases a private, landscaped garden designed for low-maintenance living. Multiple patio areas provide the perfect setting for outdoor dining or simply unwinding, while established beds and a greenhouse add charm for garden enthusiasts. A paved driveway leads to a carport, offering sheltered off-road parking, while a recently installed boiler ensures efficient and reliable heating throughout the home.

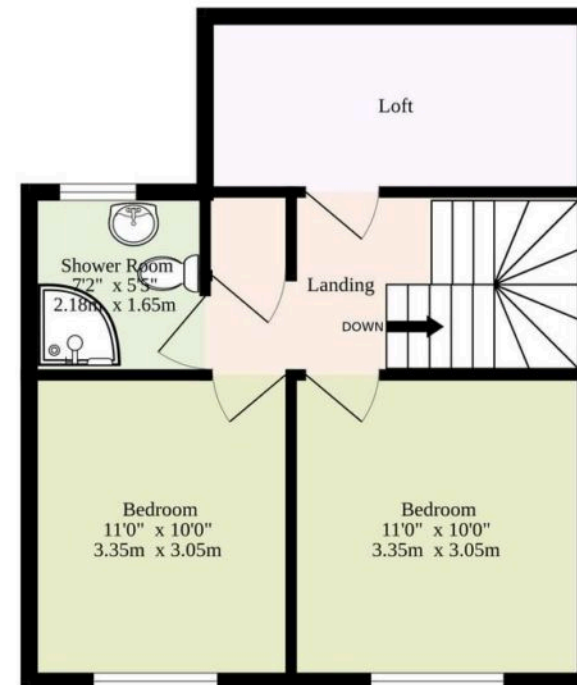


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Ground Floor  
739 sq.ft. (68.7 sq.m.) approx.



1st Floor  
293 sq.ft. (27.2 sq.m.) approx.



Sqft Includes The Carport

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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# Dreaming of this home? Let's make it a reality



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*Your home, our market*



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