



31 Florence Road, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

A beautiful bay-fronted terrace in Pakefield, perfectly positioned just moments from the scenic coastline. Ideal for first-time buyers, small families, or investors, this chain-free home offers versatile living with a welcoming entrance hall, a cosy sitting room with a feature fireplace, and a flexible dining room/snug opening onto a private, low-maintenance garden. The kitchen is fitted with quality cabinetry and integrated appliances, while three bedrooms and a family shower room provide comfort and privacy. Added benefits include a ground-floor WC/utility room, off-road parking, and a detached garage, making this a practical and inviting home in a sought-after coastal location.



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Lowestoft

- Chain free
- Bay-fronted terrace proudly positioned in the sought-after area of Pakefield
- Moments away from the scenic coastline
- Sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- A flexible dining room/snug, benefiting from French doors that open out to the garden, creating a seamless transition between the indoor-outdoors spaces
- Kitchen fitted with quality cabinetry, an integrated oven, a gas hob and under-counter areas for your own appliances
- Ground floor WC/utility room suitable for your laundry appliances
- Three bedrooms offering comfort and privacy, complemented by a family shower room
- A private, low-maintenance garden featuring a patio for seating arrangements and a timber storage shed
- Off-road parking space and a detached garage for storage options



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Location

Florence Road is situated in the highly sought-after area of Pakefield, just south of Lowestoft town centre. The area enjoys a peaceful, residential atmosphere while still being within easy reach of local amenities. Residents benefit from a range of local shops and convenience stores nearby for everyday needs, as well as cafes, pubs, and eateries along Pakefield's main thoroughfares. Families are well served by reputable local schools, including primary and secondary options within a short distance.

Healthcare facilities, such as GPs and dental practices, are easily accessible, ensuring essential services are close at hand. For transport, Pakefield offers regular bus links to Lowestoft and surrounding areas, while road connections via the A12 make travel to neighbouring towns straightforward. The area also boasts a scenic coastal environment, with Pakefield beach and local green spaces within walking distance, making Florence Road an ideal location for both families and those seeking a quieter coastal lifestyle.



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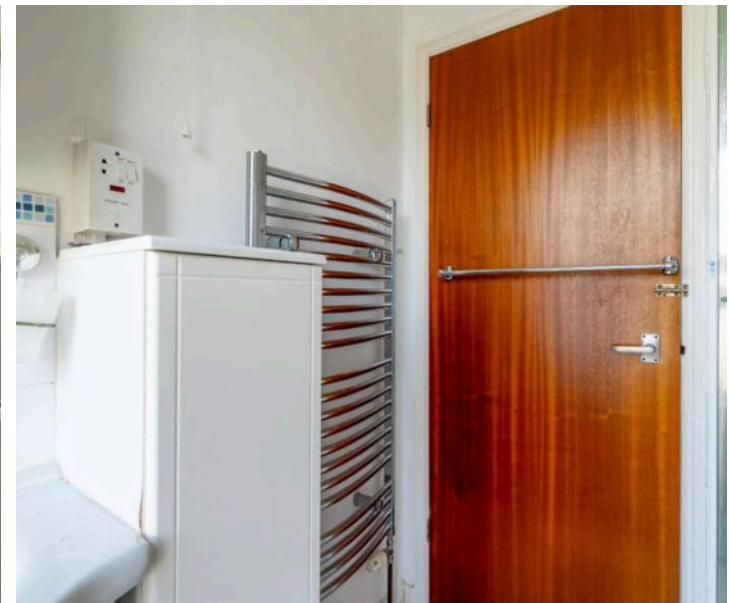
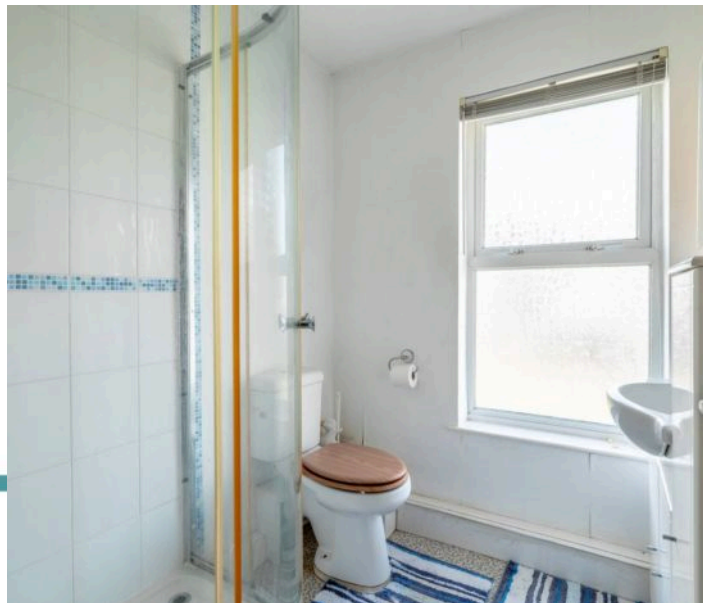
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Proudly positioned in the highly sought-after area of Pakefield, this charming bay-fronted terrace offers a lifestyle defined by comfort, convenience, and coastal living. Just moments from the scenic coastline, it's perfect for those who love to embrace the outdoors, whether it's a morning stroll along the beach or a summers day with the family.

Step into a welcoming entrance hall that sets the tone for the rest of the home, leading into a bright and airy sitting room, beautifully accentuated by a decorative feature fireplace, a space that invites both relaxation and entertaining. Adjoining this is a versatile dining room or snug, where French doors open seamlessly onto the garden, creating a delightful flow between indoor and outdoor living.

The kitchen is thoughtfully designed with quality cabinetry, an integrated oven, gas hob, and under-counter spaces ready for your own appliances, combining style with functionality. A ground-floor WC/utility room caters to practical needs while keeping the home tidy and organized.



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Upstairs, three bedrooms offer comfort and privacy for family or guests, with the flexibility to have a home office, a dressing room or a nursery. The shower room comprising of a modern three-piece suite, including an enclosed shower cubicle, a hand wash basin and a toilet.

Outside, the property showcases a private, low-maintenance garden featuring a patio ideal for dining or lounging al fresco, alongside a timber storage shed. Additional practical benefits include off-road parking and a detached garage, providing plenty of space for vehicles, hobbies, or extra storage.

Agents note

Freehold



Ground Floor
657 sq.ft. (61.0 sq.m.) approx.

1st Floor
344 sq.ft. (32.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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