



35 Sunningdale Avenue, Pakefield

Lowestoft



Minors & Brady

35 Sunningdale Avenue

Pakefield, Lowestoft

Imagine starting your day just moments from the coast, with sea views from your link-detached family home in Pakefield. Set in a quiet cul-de-sac, this property offers flexible living space, including a bay-fronted living room, formal dining room, and light-filled conservatory overlooking the private garden. The kitchen and utility room provide practical functionality, while four bedrooms upstairs can be tailored to suit your family's needs. Outside, a paved driveway, carport, garage, and well-maintained garden complete the picture, making this home ideal for family life by the sea.

- Link-detached residence proudly positioned in the sought-after area of Pakefield, with sea views!
- Set down a quiet cul-de-sac just moments away from the scenic coastline and the church
- Family home with potential, offering spacious and flexible accommodation that can easily adapt to your own preferences and style
- Bay-fronted living room that is filled with natural light, inviting relaxation and entertaining
- Formal dining room encouraging intimate family meals and occasional gatherings
- Light-filled conservatory that extends the reception space, offering views of the garden
- Kitchen fitted with wall and base cabinetry, an oven, under-counter areas for your own appliances and a utility room with a WC
- Four bedrooms ready for your personalisation, with a shower room comprising of a classic three-piece suite
- A private, well-maintained garden featuring a laid to lawn and planted borders, with side access into the garage
- A paved driveway providing off-road parking for multiple vehicles, gated access to a sheltered carport and a garage for storage options

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Location

Sunningdale Avenue is situated in the coastal area of Pakefield, Lowestoft, offering a desirable balance of seaside living and convenient local amenities. The street lies just a short walk from the sandy Pakefield Beach, making the coast easily accessible for walks, cycling, or water-based activities. The nearby St. John's Church serves as both a community focal point and a historic landmark within the area.

Local shops and services are within easy reach, including convenience stores, cafés, and essential services, providing everyday practicality without needing to travel far. Families benefit from access to several schools in Pakefield and the surrounding Lowestoft area, including Pakefield Primary Academy, The Denes High School, and Earlsfield Primary School, ensuring a choice of quality education within the local community.

Transport links are well established, with bus services connecting Pakefield to Lowestoft town centre and beyond, while Lowestoft railway station offers direct routes to Norwich and Ipswich, supporting commuting and wider travel. The area supports a coastal lifestyle with a relaxed, community-oriented atmosphere, complemented by accessible amenities and the natural appeal of the Suffolk coastline.

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35 Sunningdale Avenue

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A welcoming entrance hall leads into a bay-fronted living room, full of natural light and offering a comfortable space for relaxation or entertaining guests. The formal dining room provides a practical area for family meals or small gatherings.

A conservatory to the rear extends the reception space, creating a bright area with views over the private garden, perfect for enjoying the outdoors year-round.

The kitchen is fitted with wall and base cabinetry, an oven, and under-counter spaces ready for your own appliances. A utility room with a shower cubicle and WC adds convenience.

Upstairs, four bedrooms offer flexible accommodation for family, guests, or a home office, each ready for personalisation. A shower room with a three-piece suite serves the bedrooms.

Externally, the property features a private, well-maintained garden with a laid-to-lawn area and planted borders. Side access leads to a garage, while a paved driveway provides off-road parking for multiple vehicles. Gated access opens onto a sheltered carport, with additional storage space available in the garage.

This property offers a versatile family home in a coastal location, combining spacious living areas with outdoor space and convenient parking, ideal for modern family life in Pakefield.

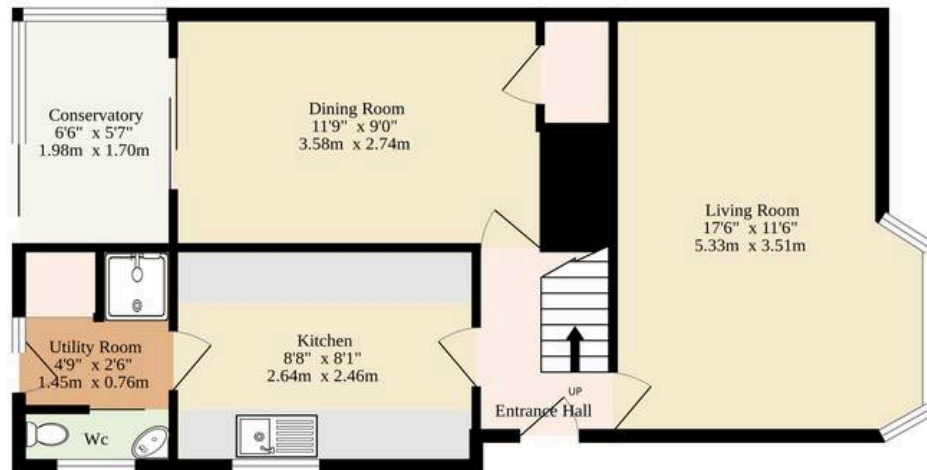
Agents note

Freehold

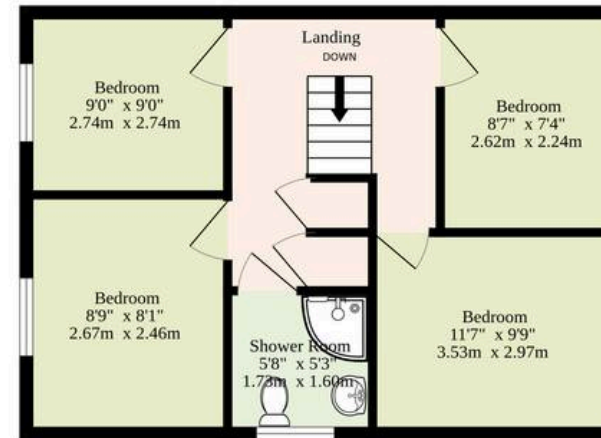
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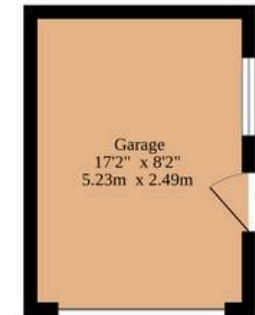
Ground Floor
484 sq.ft. (45.0 sq.m.) approx.



1st Floor
469 sq.ft. (43.6 sq.m.) approx.



Garage
141 sq.ft. (13.1 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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