



74 Witney Green, Pakefield

Lowestoft



Minors & Brady

74 Witney Green

Pakefield, Lowestoft

Set in the desirable coastal area of Pakefield, this chain-free detached bungalow offers a comfortable and convenient way of life, perfectly suited to those seeking single-level living close to the sea. Just a short distance from the beach, local shops, and everyday amenities, the property provides easy access to everything the area has to offer. Inside, the bungalow features a spacious sitting room with a feature fireplace, a well-equipped kitchen, and a bright conservatory that opens onto a private, low-maintenance garden. Two well-proportioned bedrooms and a modern shower room complete the accommodation, while outside, a brick-weave driveway, garage, and workshop provide practical parking and storage options. Combining coastal convenience with a relaxed pace of living, this home presents an excellent opportunity in one of Lowestoft's most popular locations.



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Pakefield, Lowestoft

- Chain free!
- Detached bungalow positioned in the desirable area of Pakefield, Lowestoft
- Perfect choice for those looking to downsize, or if you require a single-level layout
- A short distance away from the scenic coast, as well as a wide range of local amenities
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen fitted with a range of cabinetry, an integrated oven and under-counter areas for your laundry appliances
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Two bedrooms offering comfort and privacy, complemented by a shower room
- A private, low-maintenance garden that is predominately patio, suitable for your outdoor seating arrangements
- A brick-weave driveway providing off-road parking and a garage/workshop for storage options



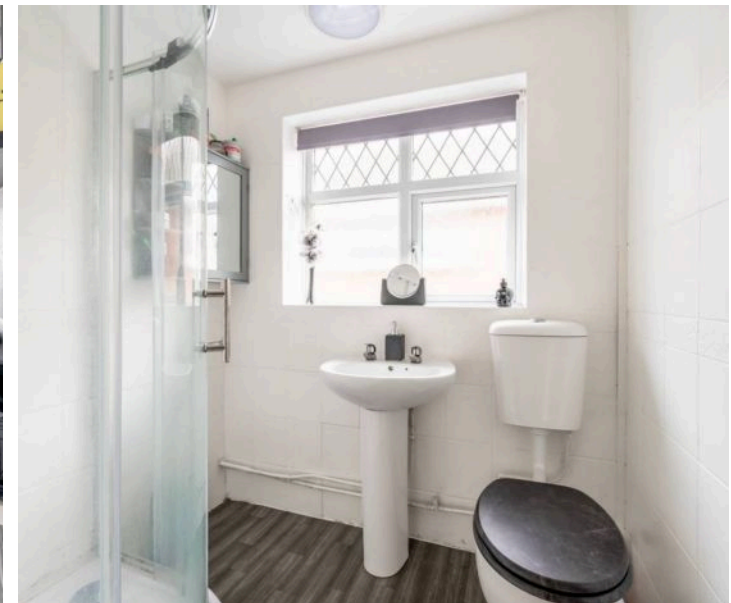
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Location

Witney Green is situated in Pakefield, on the southern edge of Lowestoft, offering the balance of a quiet residential setting with easy access to the coast. The seafront is just a short walk away, providing access to sandy beaches, coastal walks, and open green spaces. Local amenities are within easy reach, with convenience stores, small supermarkets, cafés, and takeaway options along nearby London Road and Pakefield Terrace. Families benefit from proximity to schools, including Pakefield Primary School and Pakefield High School, both just minutes on foot, while childcare and pre-school facilities are also nearby. Transport links are straightforward, with regular bus services connecting to Lowestoft town centre and surrounding areas, and Lowestoft railway station within a couple of miles for travel further afield. The area combines the relaxed atmosphere of a coastal suburb with practical everyday convenience, making it suitable for a range of lifestyles, from families to professionals seeking a quieter, well-connected location.



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A welcoming entrance hall leads into a spacious sitting room, filled with natural light from a large front-facing window. The feature fireplace creates a focal point, and the generous proportions make this an ideal space for both relaxation and entertaining.

The kitchen is fitted with a good range of wall and base units, an integrated oven, and designated spaces for your laundry appliances. From here, you step into a bright conservatory, which serves as a versatile extension of the living space, perfect for dining, reading, or enjoying garden views throughout the seasons.

The property offers two comfortable bedrooms, each providing a quiet and private setting, along with a well-appointed shower room designed for everyday convenience.

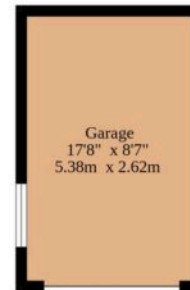
Outside, the rear garden has been arranged for easy upkeep, with a patio design ideal for outdoor seating or container planting. It provides a pleasant, private area to enjoy fresh air without the need for extensive maintenance. To the front, a brick-weave driveway offers off-road parking, and there is a garage/workshop providing useful storage or hobby space.

Located just a short walk or drive from the Pakefield cliffs and beach, this home combines coastal living with practicality, offering a comfortable setting in a well-connected and popular neighbourhood.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
853 sq.ft. (79.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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