



23 Grayson Avenue, Pakefield

Lowestoft



Minors & Brady

23 Grayson Avenue

Pakefield, Lowestoft

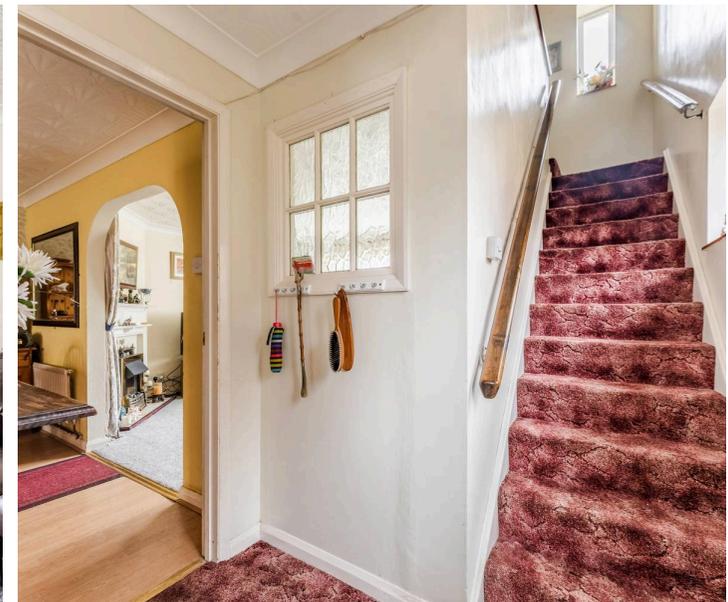
Set on a quiet residential road in the highly sought-after Pakefield, this semi-detached home offers flexible, spacious accommodation ideal for family life. The living room, with its traditional fireplace and generous front-facing window, provides a welcoming space for relaxing or entertaining, while the open-plan kitchen and dining area opens through double doors into a light-filled conservatory, extending the reception space. Two well-proportioned double bedrooms and a first-floor bathroom provide comfort and privacy, complemented by a ground-floor shower room. Outside, the private rear garden features a patio, ornamental pond, greenhouse, vegetable beds, and storage shed, with a brick-weave driveway and detached garage to the front offering practical off-road parking. Ready to adapt to your lifestyle, this home combines everyday functionality with the potential to create a space that reflects your personal style.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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23 Grayson Avenue

Pakefield, Lowestoft

- Down a residential road in the highly sought-after area of Pakefield, this semi-detached residence offers a wonderful family home
- Showcasing spacious and flexible accommodation that has the potential to be modernised, to adapt to your lifestyle preferences and style
- Comfortable living room accentuated by a traditional feature fireplace and a large front-facing window, inviting relaxation and entertaining
- At the core of the home is an open-plan kitchen/dining room fitted with a range of cabinetry, an integrated oven, a gas hob and areas for appliances
- Internal double doors that open into the light-filled conservatory that extends the reception space and offers views of the rear garden
- Two generous-size double bedrooms offering comfort and privacy, ready for personalisation
- Ground-floor shower room and a first-floor bathroom, both comprising of classic three-piece suites
- A private, well-maintained garden featuring a patio for seating arrangements, established beds, an ornamental pond, a greenhouse and a timber storage shed
- A front garden, a brick-weave driveway providing ample off-road parking and a detached garage for storage use
- Easy access to essential amenities and the scenic coastline



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Pakefield, Lowestoft

Pakefield

Grayson Avenue sits in the Pakefield area of Lowestoft, toward the town's southeastern edge, a short walk from Pakefield Beach and the coastline. Everyday conveniences are within easy reach: local shops, cafés, and takeaway outlets along London Road serve residents, while Pakefield Retail Park offers larger retailers, supermarkets, and service outlets just a short drive or bus ride away, making weekly shopping straightforward.

For families, Pakefield Primary School and Pakefield High School are within walking distance, with additional options such as Westwood Primary School and East Point Academy a short journey away. Public transport links include regular bus services connecting the area to central Lowestoft and surrounding villages, while the nearest train stations at Lowestoft and Oulton Broad South provide rail access to Norwich and beyond. Road connections via the A12 make the wider region easily accessible.



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Down a quiet residential road in the highly sought-after area of Pakefield, this semi-detached home offers a versatile family residence with spacious accommodation that can be tailored to your lifestyle and personal style. With its generous proportions and thoughtful layout, the property provides room for both everyday living and entertaining.

A side entrance leads into a welcoming entrance hall, with a ground-floor shower room fitted with a classic three-piece suite conveniently located for family and guests. The living room features a traditional fireplace and a large front-facing window, filling the space with natural light and creating an inviting environment for relaxation or socialising.

At the centre of the home, the open-plan kitchen and dining area is practical and adaptable, fitted with a range of cabinetry, integrated oven, gas hob, and space for appliances. Double doors open into a conservatory that extends the reception space and allows for uninterrupted views of the rear garden, making it an ideal space for casual dining or quiet moments of reflection.



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Upstairs, two well-proportioned double bedrooms provide comfort and privacy, ready to be personalised. A first-floor bathroom complements the ground-floor shower room, both finished with classic three-piece suites to meet the needs of modern family life.

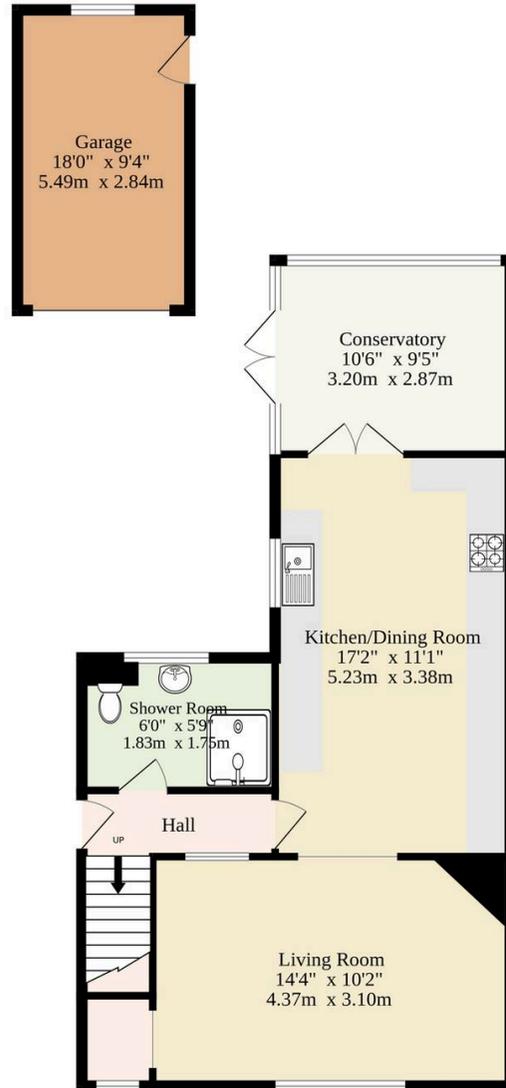
The exterior of the property is equally impressive. The private rear garden is designed for enjoyment and practicality, with a patio for seating, established flower and vegetable beds, an ornamental pond, greenhouse, and timber storage shed. To the front, a brick-weave driveway offers ample off-road parking, accompanied by a detached garage for storage or hobby use.

This home is perfect for those seeking a property that balances everyday functionality with the opportunity to adapt spaces to suit changing needs. Its location in Pakefield ensures access to local amenities, schools, and transport links, making it a highly appealing choice for families looking for a flexible, comfortable home in a well-regarded neighbourhood.

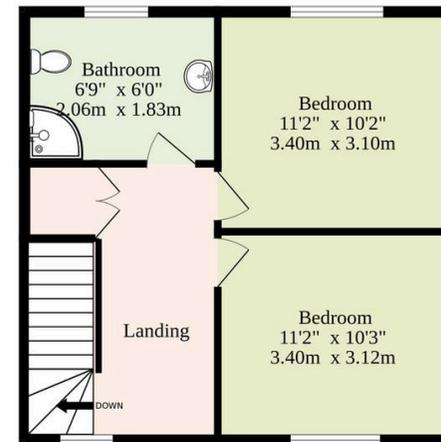


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Ground Floor
665 sq.ft. (61.8 sq.m.) approx.



1st Floor
289 sq.ft. (26.8 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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