



45 London Road Pakefield, Lowestoft

Minors & Brady

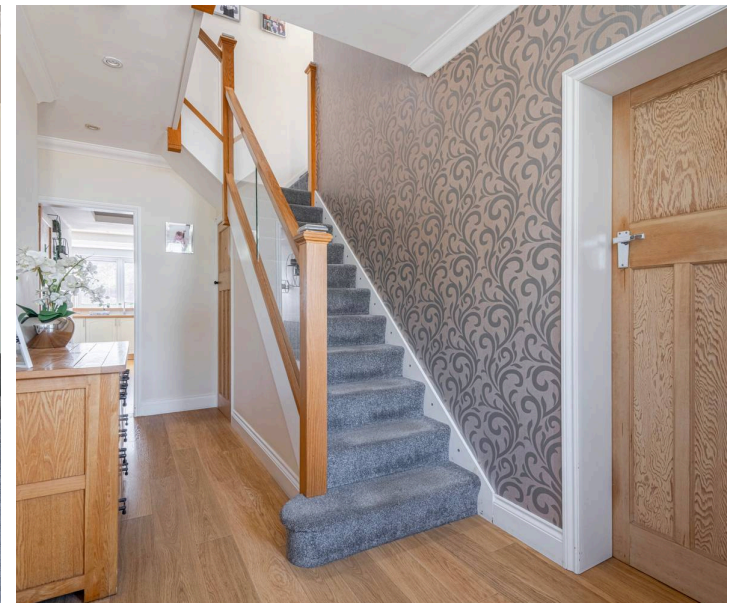
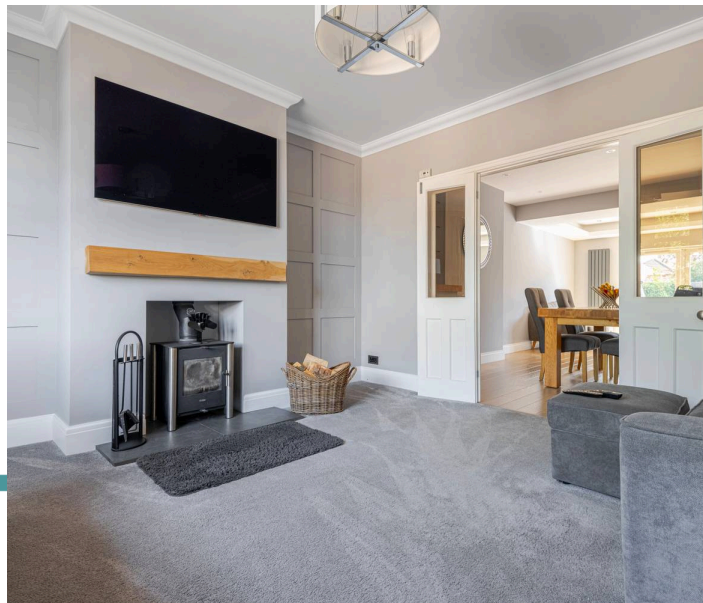


45 London Road Pakefield

Lowestoft

This well-presented and substantially extended four-bedroom family home offers generous and versatile accommodation, making it an excellent choice for modern family living. Ideally positioned in the desirable area of Pakefield, the property combines spacious interiors with a practical layout, including an open-plan kitchen and dining area, multiple reception spaces and four good-sized bedrooms.

Finished in a contemporary style throughout and complemented by a generous rear garden, the home offers plenty of space for both everyday family life and entertaining.



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- Extended four bedroom family home offering generous and versatile accommodation throughout
- Well presented interiors with a contemporary finish, providing a comfortable home ready to move straight into
- Spacious open plan kitchen and dining room, creating an excellent sociable space for family life and entertaining
- Large fitted kitchen with extensive storage and worktop space, opening directly into the adjoining dining area
- Separate living room with a bay window, providing a comfortable principal reception space with excellent natural light
- Four generously proportioned bedrooms, including an impressive principal bedroom with plenty of room for furniture and storage
- Family bathroom on the first floor, complemented by a useful ground floor shower room and separate utility room
- Attractive rear garden providing a good sized outdoor space for relaxing, entertaining and family use, with established planting and a paved seating area
- Desirable Pakefield location, combining excellent family accommodation, flexible living space and a convenient position close to local amenities and the Suffolk coast





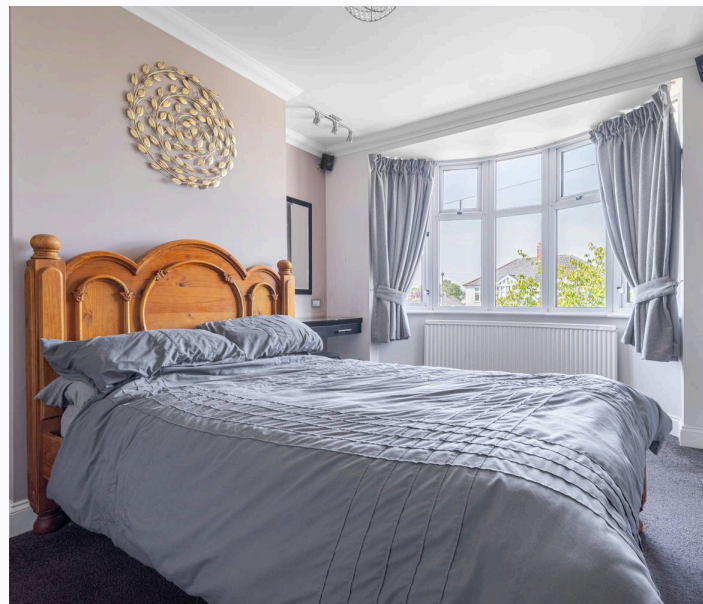
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Location

Located in the sought after coastal area of Pakefield, London Road is well positioned for access to the seafront, local amenities, and the wider town of Lowestoft. Pakefield offers a range of shops, cafés, pubs, and everyday facilities, while Pakefield Primary School and Pakefield High School are both nearby. Lowestoft town centre is within easy reach, providing a wider selection of shopping, dining, leisure, and healthcare facilities, with regular bus services connecting the area to the surrounding parts of the town.

The coastline is a particular attraction, with Pakefield Beach and the seafront offering opportunities for coastal walks and enjoying the sandy shoreline. Nearby green spaces and nature reserves provide further opportunities for outdoor recreation, while the surrounding Suffolk countryside and the nearby Norfolk Broads offer plenty to explore. The location also benefits from convenient road links via the A12 and A47, providing access towards Ipswich, Norwich, and surrounding coastal towns.



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The ground floor begins with a welcoming entrance hall, providing access to the principal living areas and stairs rising to the first floor. The spacious living room benefits from a bay window, allowing plenty of natural light into the room, while a further reception room provides useful flexibility and could be used as a snug, home office, playroom or additional sitting room.

To the rear, the impressive open plan kitchen and dining room forms the heart of the home. The kitchen is fitted with a good range of wall and base units, providing ample storage and worktop space, while the adjoining dining area creates a sociable setting for family meals and entertaining. The extended accommodation also benefits from a separate utility room and a ground floor shower room, adding further practicality.

Upstairs, the property offers four generously proportioned bedrooms, providing excellent accommodation for a growing family. The principal bedroom offers particularly good proportions, while the remaining bedrooms provide plenty of flexibility for children, guests or home working. The well appointed family bathroom features a generously sized bath, providing a comfortable space for relaxing and unwinding, and completes the first floor.



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Outside, the property benefits from a generous rear garden, predominantly laid to lawn and complemented by established planting and a paved seating area. The garden provides plenty of space for outdoor dining, entertaining and family use, while the front of the property offers off road parking.

Agents Notes

Freehold, connected to all main services.

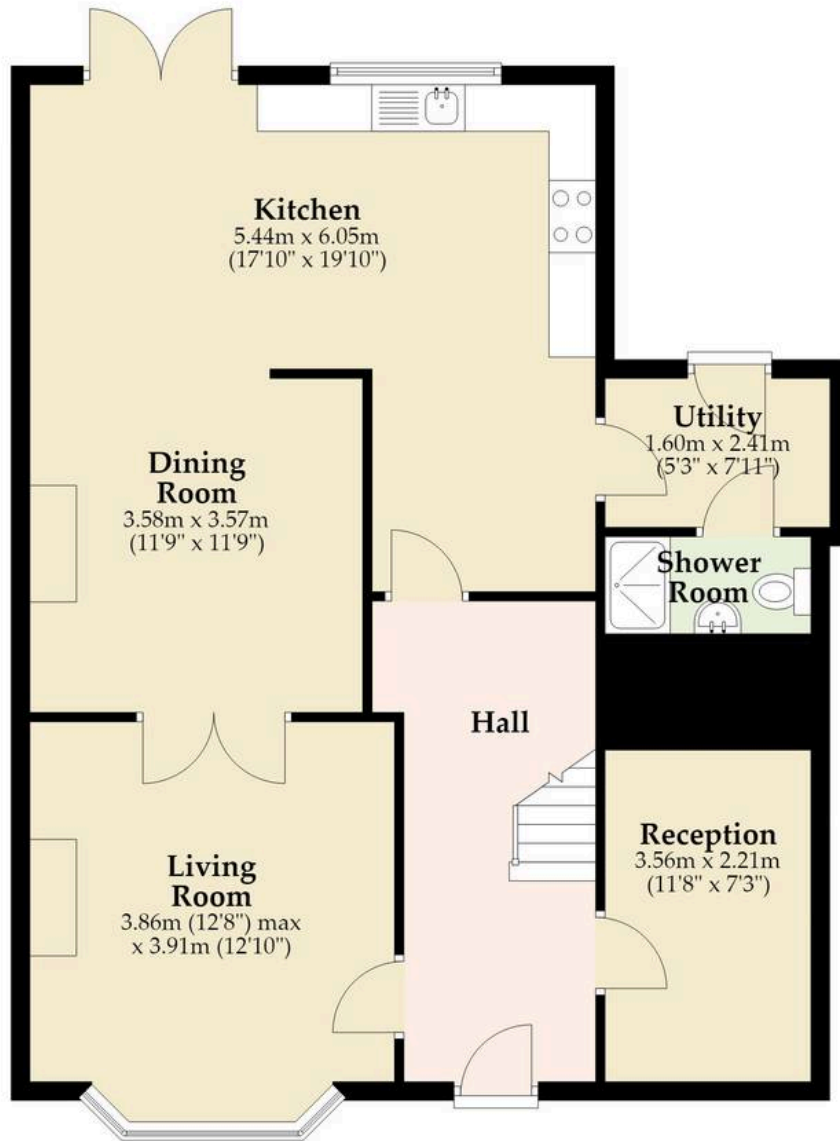
Council tax band - C



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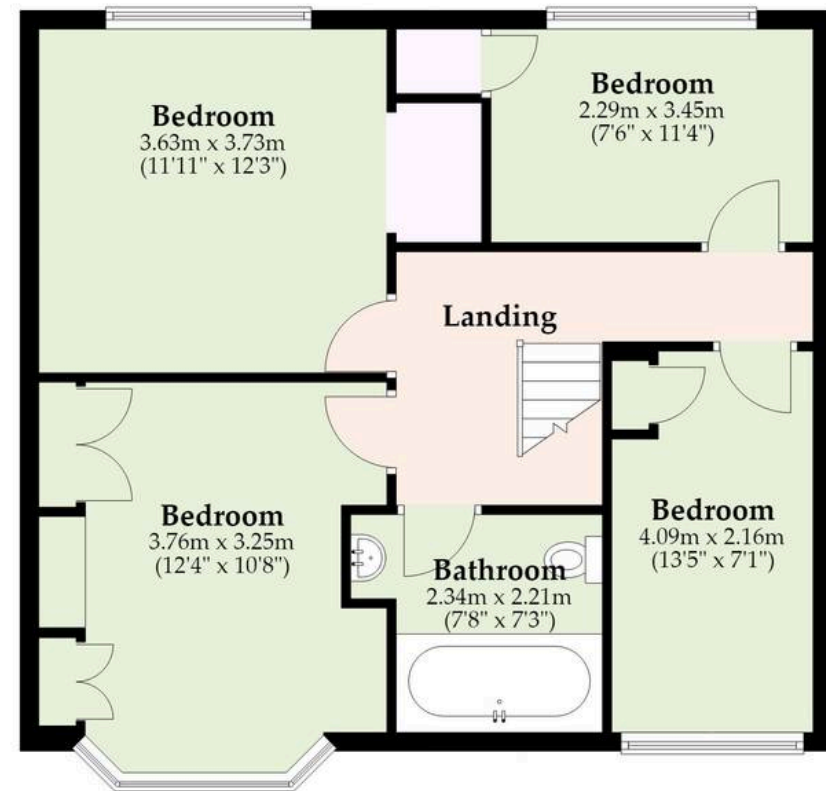
Ground Floor

Approx. 82.9 sq. metres (891.9 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



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Total area: approx. 145.6 sq. metres (1567.7 sq. feet)

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.

Plan produced using PlanUp.

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