



25 Kilbourn Road, Pakefield

Minors & Brady



25 Kilbourn Road

Pakefield, Lowestoft

Just a short stroll from the beach and positioned on a beautifully maintained wrap-around corner plot, this charming three-bedroom detached bungalow offers the rare combination of spacious single-level living and exceptional outdoor space in the heart of sought-after Pakefield. Set along a quiet residential road, the property is presented in excellent order throughout and features a generous sitting room, a modern fitted kitchen, three well-proportioned bedrooms, a shower room, garage and ample off-road parking. The larger-than-average gardens provide wonderful opportunities for gardening, entertaining and outdoor enjoyment, making this an ideal home for those looking to downsize without compromising on space, as well as buyers seeking a comfortable coastal lifestyle close to local amenities and the sea.



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- Detached bungalow occupying a generous wrap-around corner plot in a sought-after Pakefield setting
- Short walk to Pakefield Beach, the sea and a range of everyday amenities
- Excellent internal presentation throughout, complemented by a recently installed gas combination boiler and double glazing across the property
- Spacious dual-aspect sitting room with feature gas fireplace and excellent natural light
- Modern fitted kitchen with extensive cabinetry, ample work surfaces and garden access
- Three well-proportioned bedrooms offering flexible accommodation for guests, hobbies or home working
- Shower room finished with a three-piece suite and integrated storage
- Beautifully maintained gardens extending around the property with established planting and lawned areas
- Dedicated vegetable garden, greenhouse and timber shed, ideally suited to keen gardeners
- Private driveway and garage providing practical parking and storage solutions



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The Location

Pakefield is one of Suffolk's most desirable coastal communities, renowned for its charming village atmosphere, attractive seafront setting and strong sense of community. Combining traditional coastal character with excellent everyday amenities, the area offers an enviable lifestyle that continues to appeal to families, professionals and retirees.

Kilbourn Road enjoys a pleasant residential position within this highly regarded location, conveniently placed for a variety of local amenities including independent shops, cafés, restaurants, public houses, schools and healthcare facilities. The area's beautiful beach and seafront are also within easy reach, providing the perfect setting for coastal walks, outdoor recreation and relaxation throughout the year.

The area is also well connected, with convenient transport links to neighbouring towns and surrounding areas, making travel across the region straightforward.

This desirable combination of coastal charm, everyday convenience and accessibility continues to make Pakefield one of the area's most sought-after residential locations, with Kilbourn Road particularly well placed to enjoy everything this attractive part of the Suffolk coast has to offer.



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Kilbourn Road

Occupying an impressive wrap-around corner plot on a quiet residential road in sought-after Pakefield, this beautifully maintained three-bedroom detached bungalow offers spacious single-storey living just moments from the Suffolk coastline.

Perfectly suited to buyers looking to downsize, those requiring accessible accommodation on one level, or anyone searching for a home close to the coast with exceptional outside space, the property has been carefully maintained and is presented in excellent order throughout.

The accommodation is arranged around a welcoming entrance hall and immediately conveys a sense of space and practicality. The generously proportioned sitting room benefits from dual-aspect windows, allowing natural light to pour in throughout the day, while a feature gas fireplace provides an attractive focal point.

The kitchen has been thoughtfully fitted with a range of modern wall and base units, complemented by extensive work surfaces, an inset ceramic sink and drainer with mixer tap, integrated extractor hood and ample space for freestanding appliances. A door opening directly onto the garden makes outdoor dining and everyday living particularly convenient, while the recently installed gas combination boiler provides modern efficiency and reassurance for years to come.





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There are three well-sized bedrooms, each capable of accommodating a variety of requirements, whether as comfortable sleeping accommodation, a guest room, home office or hobby room. The shower room has been stylishly updated and features a modern vanity unit with integrated storage, WC and a corner shower enclosure finished with a glazed screen.

One of the overriding strengths of this home is the feeling that it has been exceptionally well cared for. Buyers will appreciate the excellent internal condition, allowing them to move straight in and enjoy their new surroundings from day one.

Outside, the property continues to impress. The wrap-around gardens are a particular feature, providing considerably more outdoor space than many comparable bungalows. A charming white picket fence encloses the attractive frontage, where well-kept lawns and established shrubs create a welcoming first impression.

The enclosed side and rear gardens offer further areas of lawn together with mature planting, a greenhouse, timber shed and a dedicated vegetable growing area, making the space especially appealing to keen gardeners. There is ample room for outdoor dining, entertaining family and friends, or simply enjoying time outside throughout the changing seasons. The gardens offer a wonderful degree of flexibility, whether for gardening enthusiasts, visiting grandchildren or those who simply value having space around them.



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Practicality has not been overlooked, with a garage and private driveway providing off-road parking for multiple vehicles.

Properties of this nature are increasingly difficult to find; a detached bungalow in excellent condition, occupying a substantial corner plot and situated within walking distance of Pakefield's renowned beach and coastline.

Agents Notes

- Freehold.
- Connected to mains water, electricity, gas and drainage.
- Electric to garage and sheds.
- Gas central heating system.



Total area: approx. 86.5 sq. metres (931.0 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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