



110 The Avenue, Pakefield

Minors & Brady



110 The Avenue

Pakefield, Lowestoft

Behind its attractive frontage lies a beautifully presented family home that has been thoughtfully enhanced to create stylish, practical living spaces perfectly suited to modern lifestyles. Occupying a desirable position on one of Pakefield's sought-after residential roads, this three-bedroom semi-detached property offers a wonderful combination of character, comfort and contemporary design. At the heart of the home is an impressive open-plan kitchen/dining space with quartz worktops, integrated appliances, underfloor heating and bi-fold doors opening onto the garden, ideal for both everyday family life and entertaining. Further benefits include two cast iron wood burners, a landscaped rear garden, generous parking, a large garage, a boarded and re-insulated loft, a fitted alarm system and a convenient location close to schools, amenities, transport links and Pakefield's renowned coastline.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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The Avenue is situated in the highly sought-after Pakefield area of Lowestoft, a picturesque coastal town known for its sandy beaches and scenic clifftop walks. The location is ideal for families and for anyone who enjoys being close to the sea, offering a relaxed, community-focused lifestyle with excellent access to local amenities. The town centre is just a short drive or bus journey away, while nearby Oulton Broad provides additional leisure opportunities, waterside walks, and a selection of boutique shops and cafés. The charming coastal villages of Kessingland and Southwold are also easily accessible, perfect for day trips to enjoy local beaches, independent eateries, and the quintessential Suffolk coastline.

Locally, London Road Pakefield offers a variety of shops, cafés, takeaways, and pharmacies for everyday convenience. Families will appreciate the nearby educational options, including Pakefield Primary School and Pakefield High School, alongside several nurseries within easy reach. Healthcare needs are well served with local GP surgeries and dental practices, while the larger James Paget University Hospital in Gorleston is just a short drive away. Transport links are excellent: regular bus services connect to Lowestoft town centre and beyond, and Lowestoft railway station provides direct services to Norwich in around 45–50 minutes, with onward connections to London and the wider national network.





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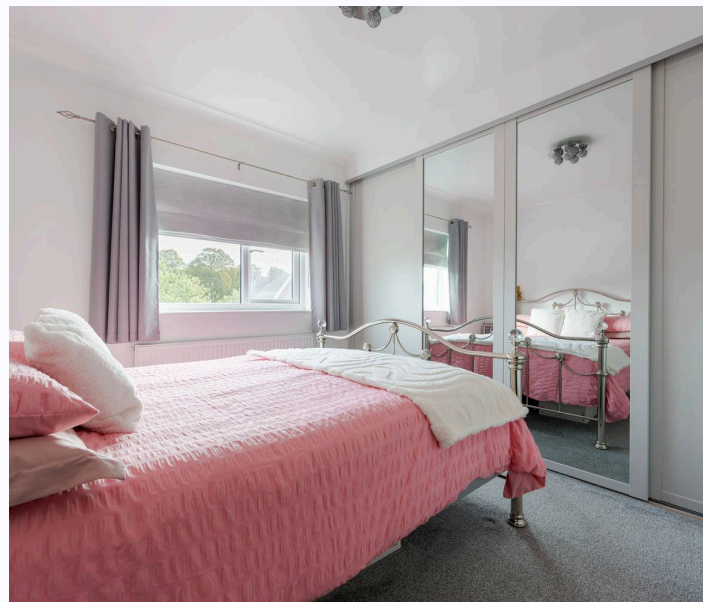
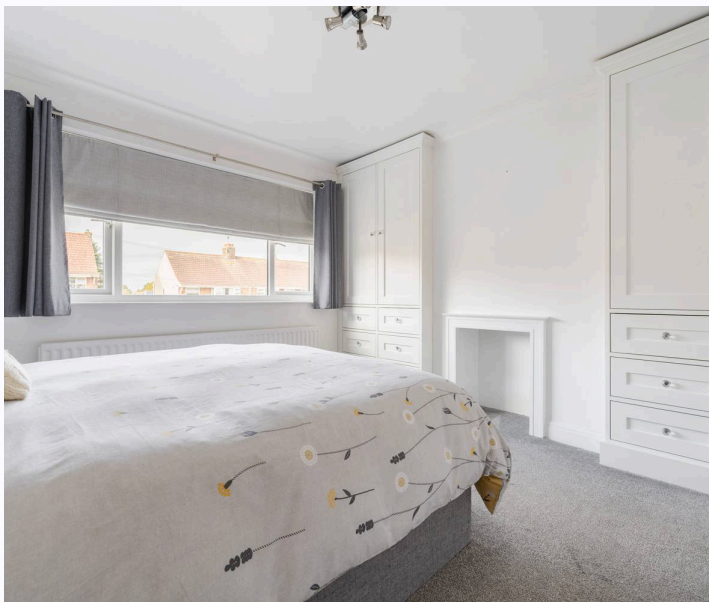
Pakefield, Lowestoft

The property is approached via a resin-bound driveway providing off-road parking for multiple vehicles, creating an attractive first impression and leading to the main entrance.

Upon entering, a spacious entrance hall immediately sets the tone for the accommodation on offer. Bright and welcoming, this versatile space provides excellent room for coats, shoes and everyday storage, whilst also offering potential for use as a study area or home-working space. An opening leads into the main hallway, where stairs rise to the first floor and useful understairs storage is available.

From the hallway, the principal reception room is positioned to the front of the property. Flooded with natural light from a large bay window, this elegant sitting room features exposed floorboards and a cast iron wood burner, creating a comfortable and inviting environment for relaxation. The room enjoys a pleasing balance of character and contemporary styling, making it a superb space in which to unwind.

Located to the rear, the family room provides an additional reception area and offers excellent flexibility for modern lifestyles. Centred around a second wood burner, the room creates a cosy atmosphere whilst remaining open to the kitchen and dining space, allowing for easy interaction between family members and guests.



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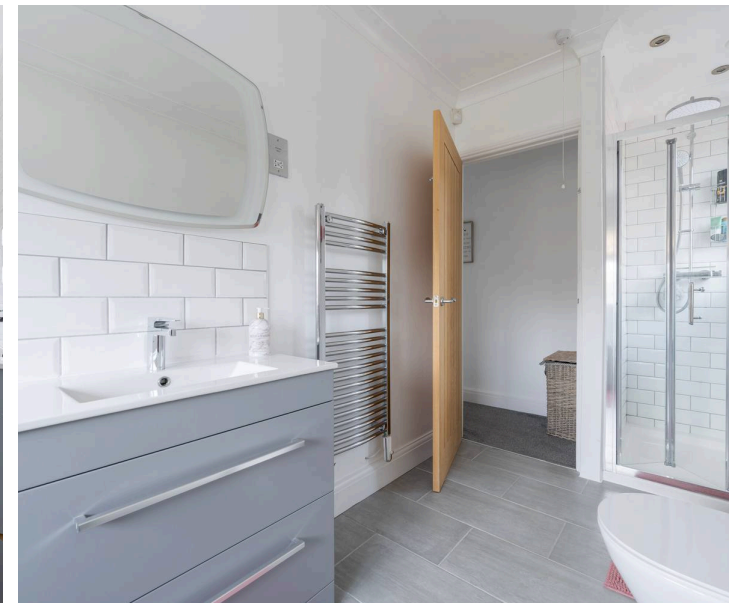
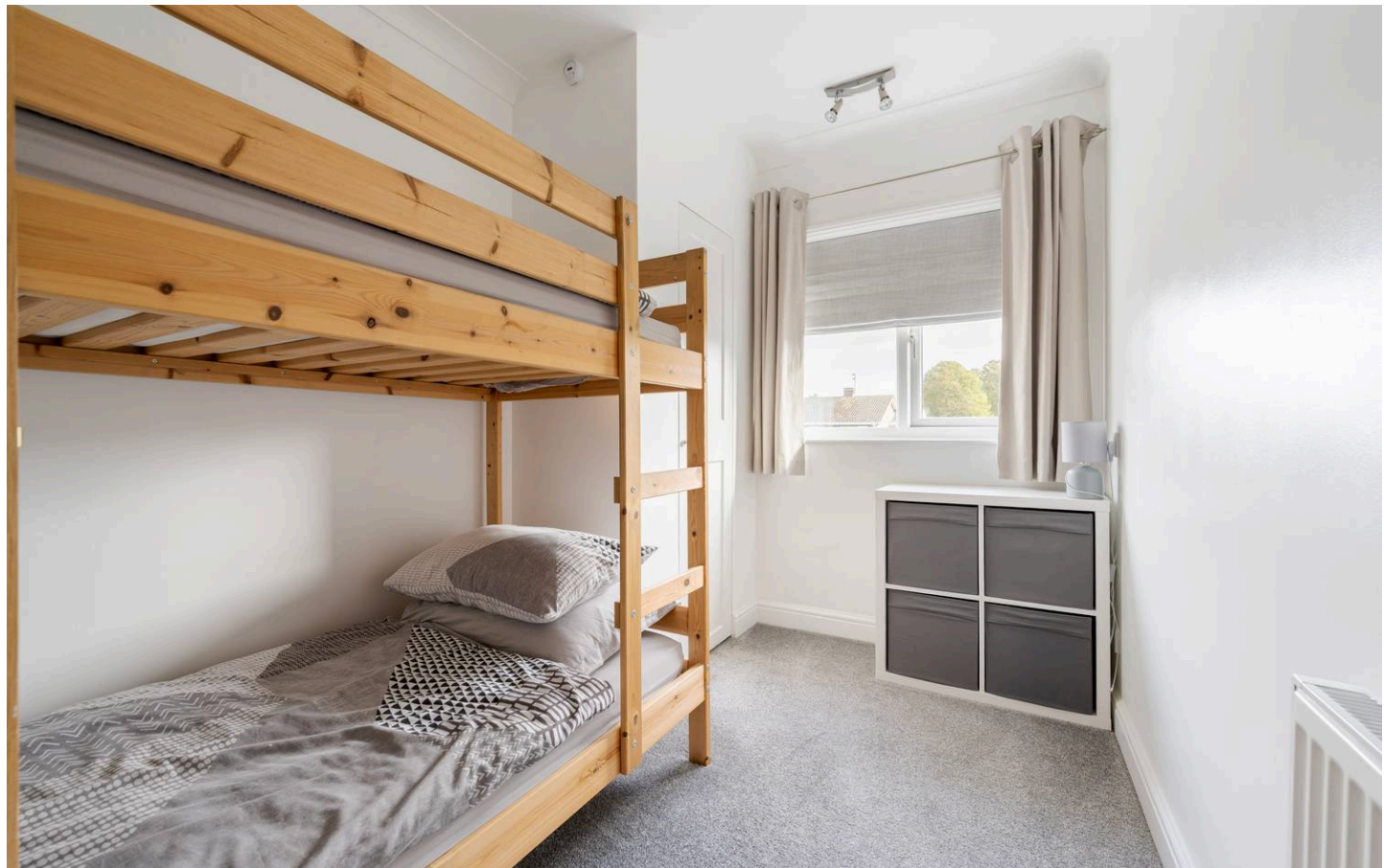
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Forming the heart of the home, the impressive kitchen/dining space has been thoughtfully designed with both practicality and entertaining in mind. Fitted with an extensive range of quality units and soft-close cabinetry, the kitchen is complemented by quartz work surfaces and a comprehensive selection of integrated appliances, including a double oven with microwave, induction hob, dishwasher, washing machine, tumble dryer and full-height fridge and freezer. A full-length pantry cupboard with pull-out storage further enhances functionality. Underfloor heating ensures comfort throughout the year, while designated dining space comfortably accommodates a large table for family meals and social occasions. Bi-fold doors open directly onto the garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living during the warmer months.

Completing the ground floor accommodation is a conveniently positioned cloakroom fitted with a wash basin and WC.

The first-floor landing is bright and spacious, with a window to the front aspect allowing plenty of natural light. Loft access is available from the landing, with the loft having been re-insulated and boarded to provide excellent additional storage.

The principal bedroom is a generous double room situated at the front of the property. Benefiting from fitted wardrobes and drawers either side of the recessed chimney breast, the room offers excellent storage whilst maintaining a feeling of space and comfort.





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Bedroom two is another well-proportioned double room overlooking the rear garden and features fitted wardrobes with sliding doors, making it ideal for children, guests or older family members.

Bedroom three provides a versatile space suitable as a child's bedroom, nursery, dressing room or home office, depending on individual requirements.

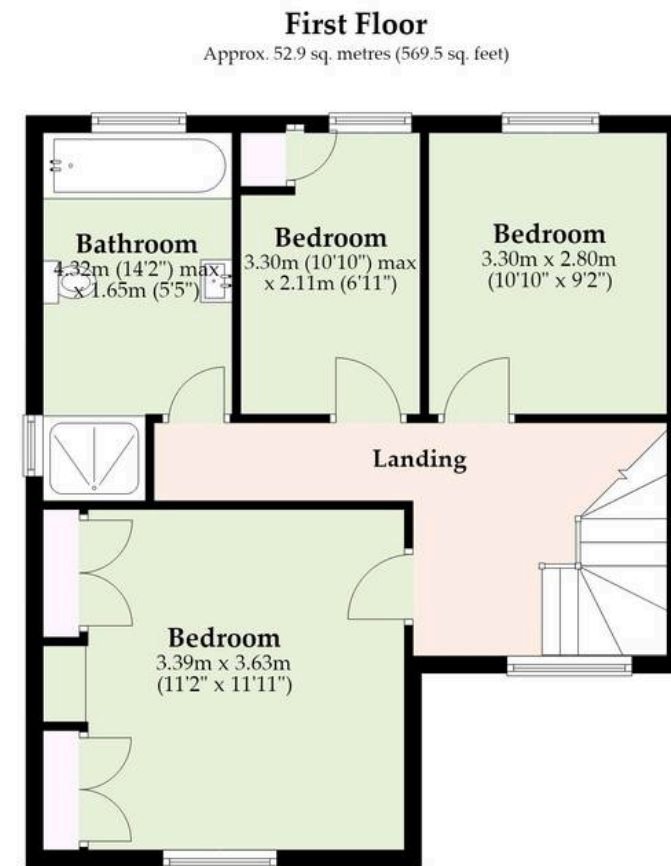
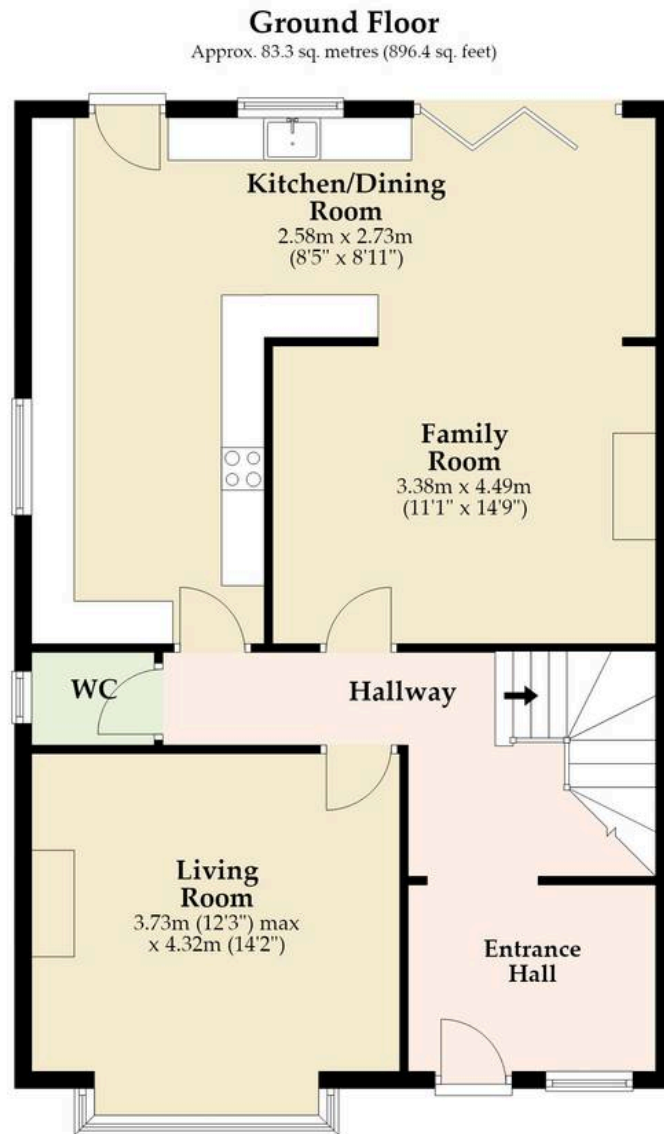
Serving the bedrooms is a contemporary family bathroom, stylishly appointed and finished to a high standard. The room benefits from underfloor heating, a heated towel rail, LED illuminated mirror, vanity wash basin, WC and a panelled bath with shower attachment. In addition, a separate mains-fed shower enclosure provides further convenience for busy households.

Outside, the rear garden is beautifully arranged and designed for ease of maintenance and enjoyment. A raised decking area provides the perfect setting for outdoor dining and entertaining, with steps leading down to an artificial lawn bordered by attractive planting. Mature trees and established shrubs create colour and interest throughout the seasons, while a pathway leads through the garden to a further lawned area beyond a decorative dividing wall. Additional features include a summer house, timber storage shed, outdoor lighting and an external water supply.

The property also benefits from a substantial garage which offers excellent versatility, whether utilised for vehicle storage, hobbies, a workshop or general household storage. Equipped with power, lighting, a rear window and pedestrian access to the garden, it represents a valuable addition to an already impressive family home.



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Total area: approx. 153.8 sq. metres (1655.1 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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Your home, our market

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