



44 Florence Road, Lowestoft

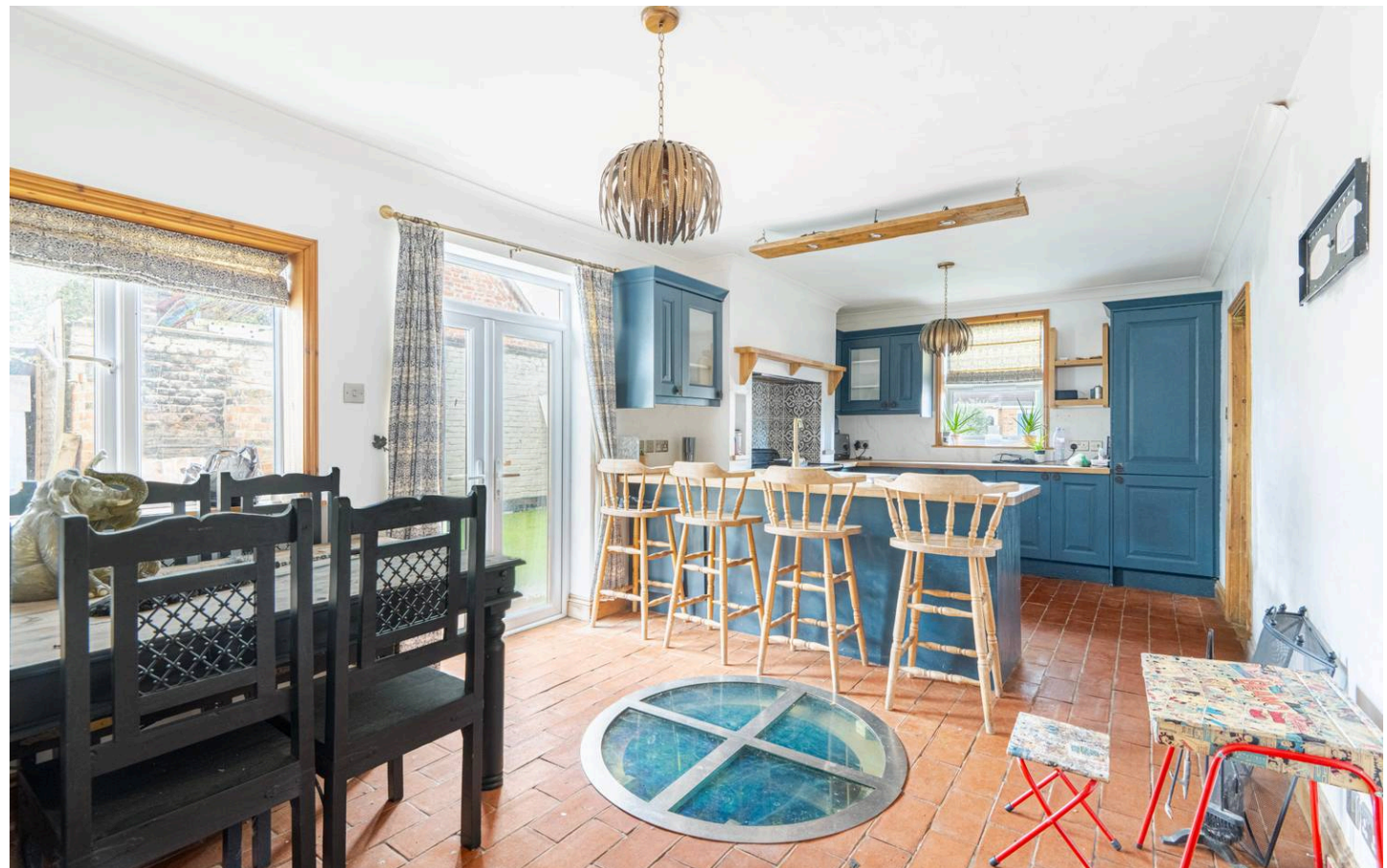
Minors & Brady



44 Florence Road

Lowestoft

Occupying a highly sought-after position just moments from the award-winning sands of Pakefield Beach, this distinctive four-bedroom period residence offers an exceptional opportunity to create a remarkable coastal home. Arranged over three floors and rich in original character, the property showcases exposed floorboards, feature fireplaces, stained glass and decorative period detailing throughout. Generous and versatile accommodation includes a spacious kitchen/dining room with a unique wine cellar, a sitting room with log burner, a home office, a principal bedroom and a double bedroom with balcony. Complemented by a private south-west facing courtyard garden and renovation areas that offer scope for personalisation, this substantial home is ideally positioned close to shops, schools and everyday amenities.



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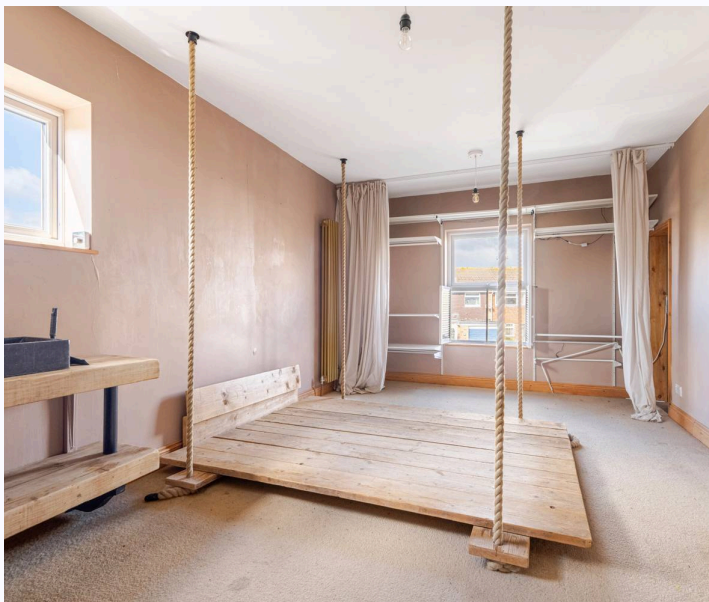
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Florence Road is situated within the sought-after coastal suburb of Pakefield, a highly regarded area on the southern edge of Lowestoft known for its attractive beach, welcoming community and excellent range of local amenities. Combining the charm of seaside living with the convenience of everyday facilities close at hand, Pakefield continues to be one of East Suffolk's most desirable residential locations for families, professionals and retirees.

Residents benefit from a variety of local amenities, including independent shops, cafés, public houses, convenience stores, healthcare facilities and well-regarded schools. The area enjoys a strong sense of community, supported by local events, recreational facilities and an established village atmosphere, whilst a wider selection of retail, leisure and professional services can be found within the surrounding area.

One of Pakefield's greatest attractions is its proximity to the coast. The area's picturesque beach and seafront provide an ideal setting for leisurely walks, morning exercise and enjoying the changing coastal scenery throughout the year. Nearby parks, nature reserves and open green spaces further enhance the appeal of the location, while Oulton Broad and the Broads National Park are also within easy reach, offering opportunities for boating, cycling, birdwatching and a wide range of outdoor pursuits.

For commuters, Pakefield enjoys convenient access to the A12 and A146, providing direct links to Norwich, Beccles and the wider Suffolk and Norfolk region. Rail services are easily accessible, offering regular connections across East Anglia and onward travel to London and other major destinations.



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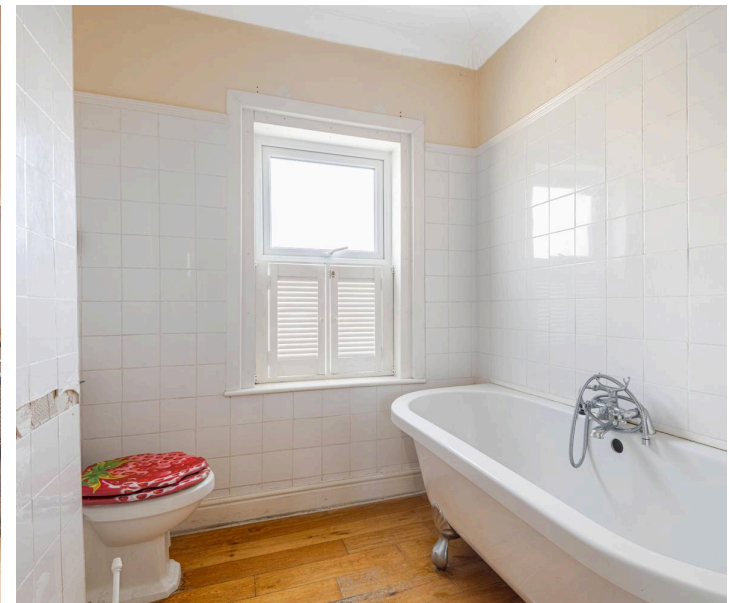
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Arranged over three floors, the property showcases an abundance of original features including stained glass windows, exposed floorboards, fireplaces and decorative detailing, while offering generous and versatile accommodation throughout.

With some areas currently undergoing renovation, the property provides an exciting chance for a new owner to complete the ongoing improvements and create a truly exceptional coastal home tailored to their own tastes and requirements.

The property is approached via a tiled frontage enclosed by traditional brick wall boundaries, where a period entrance door opens into the entrance hall. Instantly setting the tone for the accommodation beyond, the hall retains original tiled flooring and period character, while providing access to the principal ground-floor rooms and staircase rising to the upper floors.

At the heart of the home is the open-plan kitchen/dining room, a generously proportioned space thoughtfully designed for both everyday living and entertaining. Original tiled flooring enhances the period appeal, while an extensive range of fitted units and solid wood work surfaces provide practicality and character. French doors open directly onto the courtyard garden, allowing natural light to flood the room and creating an excellent connection between the indoor and outdoor spaces. A particularly distinctive feature is the underground wine cellar, adding further individuality to this already impressive room.



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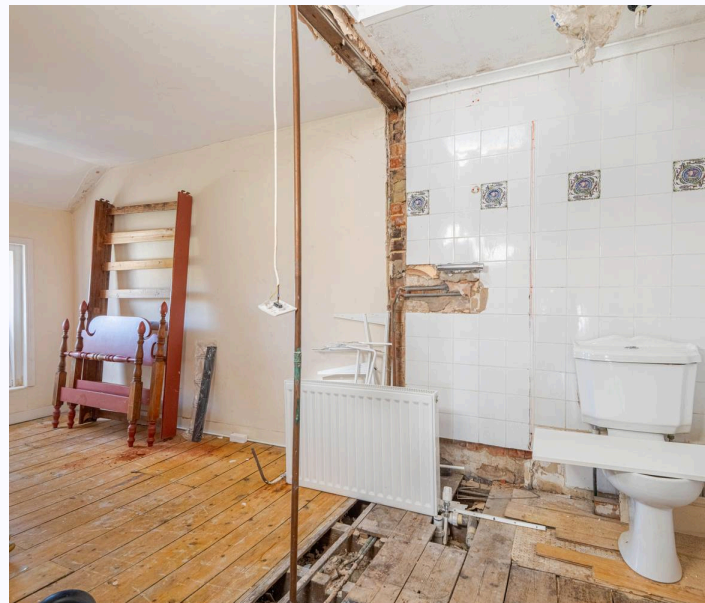
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Leading through from the kitchen, the living room offers a warm and inviting atmosphere. Centred around a cast iron log burner set within an exposed brick chimney breast, the room provides an ideal setting for relaxing with family and guests. The accommodation continues into a further versatile reception room currently utilised as a home office. Whilst this area is undergoing renovation, it offers excellent potential as a dedicated workspace, playroom for children, or additional reception area depending on individual requirements.

The first-floor landing continues the property's character theme with original exposed floorboards and provides access to two well-proportioned bedrooms and the family bathroom. The family bathroom is particularly noteworthy, featuring a stained-glass window, a traditional roll-top bath and period detailing that complements the home's heritage.

The principal bedroom is an exceptionally generous double room benefiting from natural light and an en-suite arrangement incorporating a shower room and separate WC. While some updating is required, the space offers significant scope for enhancement and presents an opportunity to create a stylish and luxurious principal suite. The second bedroom is another spacious double room featuring original wooden flooring, an attractive fireplace, decorative coving and picture rails. A standout feature is the direct access onto a private balcony, providing an appealing outlook and a pleasant spot to enjoy the coastal air.



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Ascending to the second-floor, the accommodation continues with two further double bedrooms, each displaying a wealth of period character. Exposed floorboards, feature beams and original fireplaces contribute to the charm of these rooms, while their generous proportions make them ideal for family members, guests or additional work-from-home space if required.

Also located on the upper-floor is a substantial bathroom area currently undergoing renovation. Offering considerable flexibility, this space has the potential to become a family bathroom serving the upper floor accommodation or alternatively an additional bedroom.

Externally, the south-west facing courtyard garden has been designed for ease of maintenance whilst providing an enjoyable setting for outdoor dining, entertaining and relaxation. Enclosed by brick wall boundaries for privacy, the garden features a combination of artificial lawn and brick-weave patio.

Agents Note

This property will be sold freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

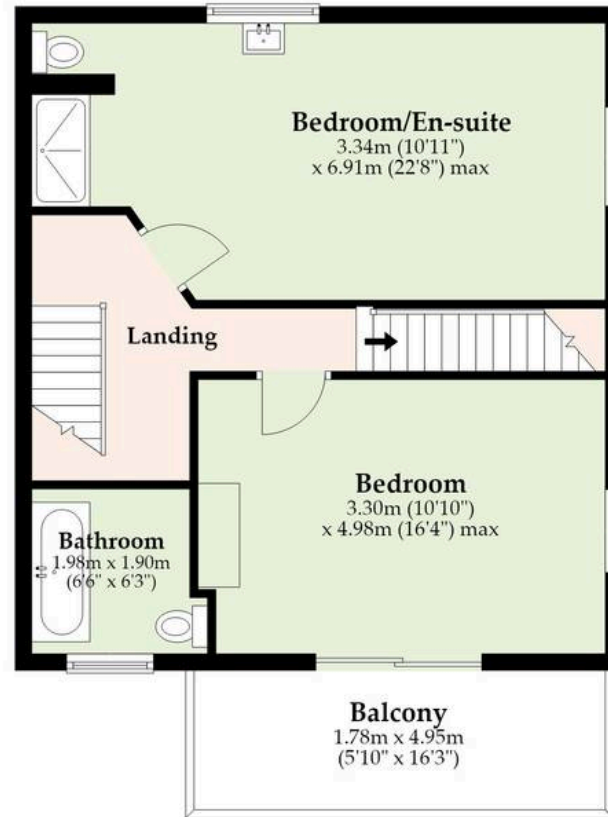
Ground Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



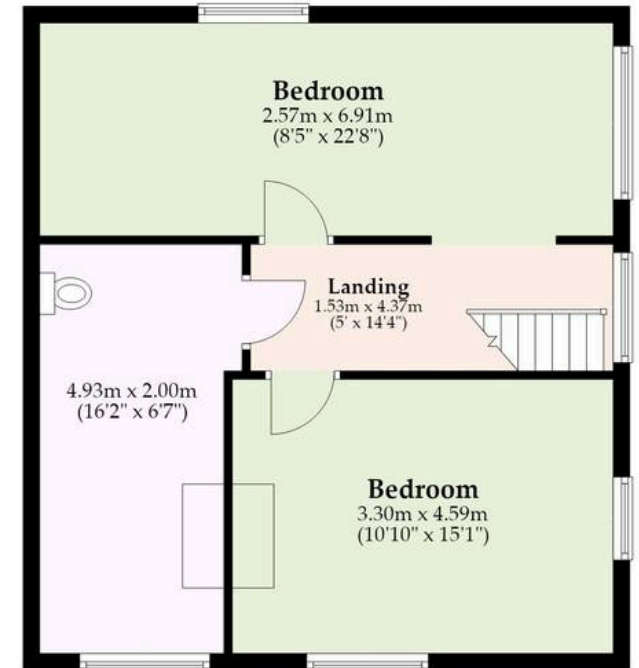
First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)
(excluding Balcony)



Second Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



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Total area: approx. 166.6 sq. metres (1793.2 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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