

55 Kirkley Park Road, Lowestoft

Minors & Brady

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Lowestoft

Presenting an outstanding opportunity, this distinguished semi-detached residence commands an enviable address within one of Lowestoft's premier residential settings, proudly set amidst an impressive plot of approximately 0.3 acres (stms). Rich in timeless architectural character, the property represents an exceptional proposition for discerning purchasers, offering substantial living accommodation alongside remarkable scope to modernise or extend, subject to the necessary planning consents. Flooded with natural light, the versatile interior features elegant bay-fronted reception spaces, three generous double bedrooms, and a bright kitchen with an adjoining conservatory. Outside, the expansive and privately enclosed grounds, detached double garage, and ample shingle driveway provide the ideal foundation for family life, all situated just a short stroll from Lowestoft's award-winning seafront, sandy beaches, and excellent local amenities.

The Location

Kirkley Park Road is situated within an established residential quarter of South Lowestoft, bordering the neighbouring coastal community of Pakefield. The area appeals across generations, proving popular with growing families drawn to its coastal proximity and nearby schools, as well as retirees and relocating professionals who value a relaxed maritime setting with everyday services within easy reach.

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Day-to-day amenities are particularly well catered for. The neighbouring high street along London Road South provides a selection of independent greengrocers, bakeries, neighbourhood cafés, and essential services, complemented by several major supermarkets, including Morrisons and Asda, a short drive away. Healthcare needs are supported by nearby GP surgeries, dental practices, and the James Paget University Hospital slightly further north in Gorleston. Families benefit from a strong selection of educational institutions within the local catchment, including Pakefield Primary School, East Point Academy, and Pakefield High School, alongside further education and vocational courses at East Coast College.

The lifestyle appeal of the address is heavily anchored in its outdoor recreation. The wide, sandy expanses of Lowestoft South Beach and the traditional Edwardian gardens of Kensington Gardens, home to a tearoom, bowling greens, and tennis courts, are both within comfortable walking distance. Just to the west lies Oulton Broad, the southern gateway to the Broads National Park, which offers active sailing clubs, paddleboarding, boat moorings, and waterside dining adjacent to Nicholas Everitt Park. For broader excursions, the market town of Beccles and the popular coastal destination of Southwold, celebrated for its independent merchants, pier, and heritage architecture, are both easily reached down the coast.

Transport connections are straightforward. Lowestoft railway station, situated just over a mile to the north, provides regular, direct services to Norwich (approximately 45 minutes) and Ipswich, both offering direct onward connections to London Liverpool Street. Road connections are primarily served by the A12, which links south towards Ipswich and Colchester, and the A47 leading west towards Norwich and the Midlands.

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Approached via a welcoming entrance porch, you are greeted by a bright and airy entrance hall that immediately establishes the home's generous proportions and period elegance. Characterised by traditional architectural details and high ceilings, this central circulation space has been thoughtfully designed to accommodate the practicalities of day-to-day life, complemented by a discreet and convenient ground-floor guest cloakroom fitted with a WC and wash basin.

Proceeding through the ground floor, the principal reception rooms offer exceptional versatility for both relaxed entertaining and formal occasions. Positioned to the front of the residence, the formal dining room is an impressive reception space showcasing a striking, deep bay window that ensures the room is flooded with natural light throughout the day. With substantial room for a generous dining table, it provides an exquisite setting for dinner parties and family celebrations.

To the rear, the spacious living room offers an inviting ambiance, anchored by a set of classic French doors that frame picturesque views across the grounds. Opening directly outwards, these glazed doors invite effortless garden enjoyment during the summer months while providing a fluid connection between the interior and exterior spaces.

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Forming the heart of the home, the kitchen is arranged to provide an efficient and social culinary environment. Appointed with an extensive range of fitted cabinetry and contrasting work surfaces, it features an inset sink with drainage area, an integrated oven, and a gas hob. Dedicated under-counter areas allow for the neat installation of essential household appliances, while ample floor space comfortably accommodates a breakfast table for informal morning dining.

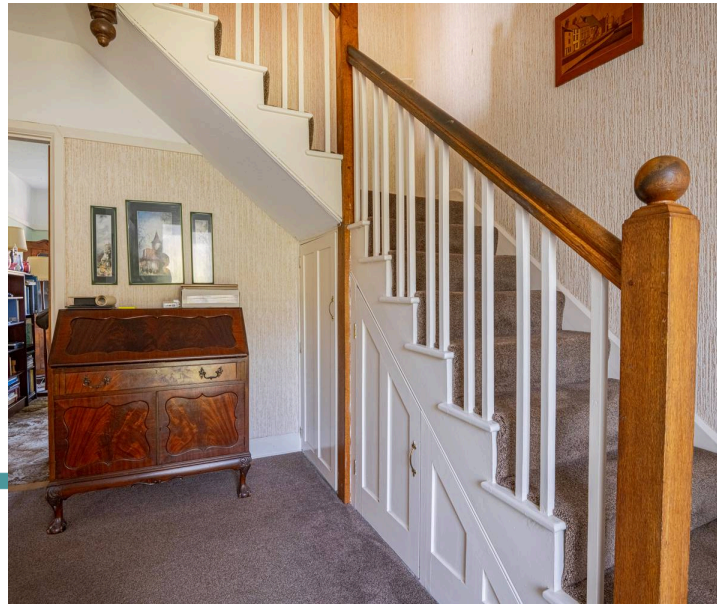
Adjoining the kitchen, a light-filled conservatory extends the ground-floor reception space even further. Wrapped in glazing and enjoying panoramic views of the verdant surroundings, this bright addition offers tremendous flexibility, serving equally well as a sunlit garden room or with the clear potential to be utilised as a dedicated utility and laundry room.

Ascending to the first floor, the spacious landing continues the bright and airy feel of the home, providing access to three well-proportioned double bedrooms and the family bathroom. The bedroom accommodation is particularly generous, with two of the larger rooms benefiting from expansive bay windows that mirror the ground-floor architecture and draw in an abundance of natural daylight. The third double bedroom enjoys a peaceful rear aspect, offering delightful views over the expansive lawn and mature boundaries.

The bedrooms are served by a family bathroom comprising a classic three-piece suite, including a panelled bath, wash hand basin, and low-level WC. Boasting generous proportions, the bathroom presents an excellent footprint for an incoming buyer to introduce modern sanitaryware and bespoke contemporary finishes.

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Externally, the grounds represent one of the property's most compelling assets. To the front, an attractive, neatly maintained garden provides instant kerb appeal, flanked by a generous shingle driveway offering extensive off-road parking for multiple vehicles. This leads alongside the home to a detached double garage, providing exceptional capacity for secure vehicle parking, workshop hobbies, or dedicated storage use.

To the rear, the expansive rear garden is privately enclosed by mature hedging and established greenery. Dominated by a sweeping central lawn, the garden provides endless possibilities for outdoor activities, al fresco entertaining, child's play, and landscaping projects.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Heating system: Gas fires and a immersion tank.

Ground Floor

Approx. 67.0 sq. metres (721.4 sq. feet)

Outbuilding

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 160.0 sq. metres (1722.6 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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