

**Aldreds**  
Estate Agents

50 Grand Avenue  
Pakefield, Lowestoft, NR33 7AS  
Asking Price £695,000





## 50 Grand Avenue

Pakefield, Lowestoft, NR33 7AS

A rare opportunity to acquire a three bedroom detached coastal home in the highly sought-after East Pakefield location, enjoying exceptional panoramic sea views across Pakefield beach and promenade. Set within generous wraparound lawned gardens, this outstanding family home offers significant potential for extension or the creation of outbuildings or holiday accommodation, subject to the necessary planning permissions. The spacious accommodation comprises an entrance porch opening into a wide entrance hall, a large lounge/diner with windows showcasing uninterrupted sea views, and a formal dining room with a wide opening through to the kitchen. An L-shaped conservatory further maximises the stunning coastal outlook, and a ground floor shower room. To the first floor are three double bedrooms, all benefiting from beautiful sea and coastline views towards Lowestoft and Southwold, along with a family bathroom. Additional benefits include gas central heating and sealed unit double glazed windows. Properties in this prime seaside position are rarely available, making this a truly unique opportunity. Early viewing is highly recommended.

### The Opportunity

Aldreds are delighted to market this detached property in this idyllic East Pakefield location with some of the best panoramic sea and coastline views within Norfolk & Suffolk. The property offers great potential with the opportunity to extend and create balconies. The wraparound gardens would allow space to build an annex or holiday accommodation (subject to the necessary planning consents).

### The Location

The property is located alongside Pakefield beach and promenade with beautiful sea views from both the ground floor and first floor windows. A rare opportunity to purchase a property in this stunning East Pakefield location.

### Entrance Porch

Fitted carpet, large aspect sealed unit double glazed windows, uPVC entrance door.

### Wide Entrance Hall

Fitted carpet, radiator, staircase leading to first floor, full length storage/cloaks cupboard.

### Shower Room

Tiled flooring, open plan shower cubicle, low level WC, wall mounted sink, fully tiled walls, sealed unit double glazed window.

### Lounge/Diner

24'7" x 12'1" (7.51 x 3.69)

Fitted carpet, coved ceiling, triple aspect uPVC windows with panoramic sea views, radiator, power points, living flame gas fire, tv point, double doors leading to:-

### Formal Dining Room

9'4" x 11'3" (2.86 x 3.45)

Fitted carpet, sliding patio doors leading into the conservatory, radiator, coved ceiling, wide opening leading into:-







### Kitchen

10'8" x 20'11" (3.27 x 6.39)

Tile effect vinyl flooring, a full range of solid timber kitchen units with extended work surfaces, double composite sink, single draining board, eye level double electric oven with matching four burner gas hob, tiled splashbacks, full length pantry cupboard, power points, radiator, double aspect uPVC windows.

### 'L' Shaped Conservatory

20'11" x 15'10" (max) (6.39 x 4.83 (max))

Pitched polycarbonate roof, tile effect vinyl flooring, sealed unit double glazed windows offering panoramic sea views, radiator, power points, tv point, doors leading out to the garden.

### Central Landing

Fitted carpet, power points, loft access leading to insulated loft space.

### Bedroom 1

12'4" x 12'7" (3.76 x 3.85)

Fitted carpet, coved ceiling, double aspect uPVC windows with panoramic sea views, radiator, tv point, power points.

### Bedroom 2

12'7" x 12'1" (3.85 x 3.70)

Fitted carpet, double aspect uPVC windows with panoramic sea views, coved ceiling, radiator, power points, double fitted wardrobe.

### Bedroom 3

10'3" x 9'11" (3.14 x 3.03)

Fitted carpet, coved ceiling, uPVC window with sea views, radiator, power points.

### Bathroom

Fitted bathroom flooring, a bathroom suite comprising a low level WC, pedestal sink, panel bath, uPVC window.

### Outside

To the front of the property is a lawned garden, enclosed by high walls and wrought iron fencing, with double wrought iron gates opening onto a brick-weave driveway providing access to a double garage with electric up-and-over door, power points and lighting. To the rear are generous wraparound lawned gardens offering ample scope for extension or potential development (subject to the necessary consents). The 'L'-shaped garden provides versatile space suitable for a range of outbuildings or a self-contained annex. Additional features include a pitched-roof timber and felt shed/workshop. The property enjoys a very private side and rear aspect, with a wide opening leading back to the front driveway, all securely enclosed by timber fencing.



Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

