



Lowestoft,

£250,000

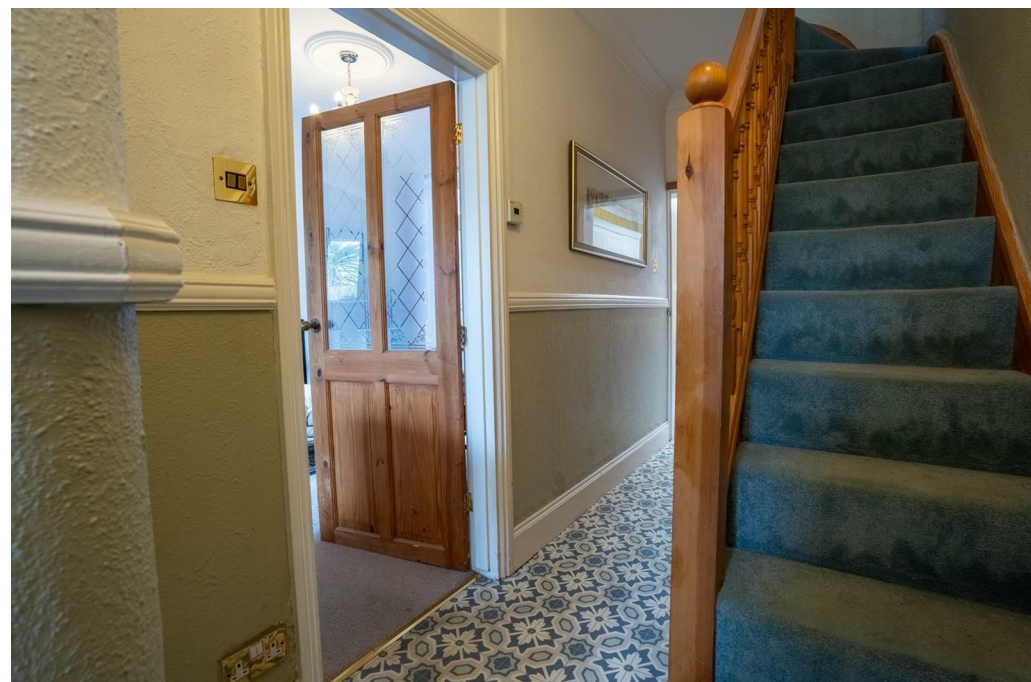
- Character home in the heart of Pakefield
- Unusually spacious proportions for the road
- Desirable coastal location
- Stunning tiled walkway
- 3 Spacious & Separate bedrooms
- Open plan living spaces
- Period features throughout
- Landscaped and secluded rear gardens
- Ground floor bathroom and first floor WC
- Moments walk to Pakefield Beach

Wilson Road, Lowestoft

Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.



Council Tax Band: B



Description

Flick & Son is delighted to present this beautifully designed character home, rich in history and set along a sought-after, peaceful road in the charming coastal village of Pakefield.

From the moment you arrive, the property makes an immediate impression. A striking tiled pathway and traditional wrought-iron gate set the scene, leading into a welcoming entrance hall filled with natural light and period charm. From here, you are drawn into an elegant open-plan sitting and dining room, perfectly proportioned for both relaxing and entertaining. This inviting space features two statement fireplaces, a large front-facing window, and graceful French doors opening onto the rear garden.

The kitchen/breakfast room continues the home's timeless appeal, fitted with classic shaker-style cabinetry, a ceramic hob, integrated oven, and space for additional appliances. A door provides direct access to the garden, as well as to a spacious ground floor family bathroom, complete with a panelled bath, electric shower, WC, and wash basin.

Upstairs, the property offers three well-proportioned and light-filled bedrooms, ideal for family living or flexible working from home. A recently added first-floor WC with wash basin enhances everyday convenience.

Outside, the home continues to impress. The rear garden is a true hidden gem, thoughtfully landscaped with a tropical influence and featuring a paved seating area nestled beneath a canopy of mature trees, alongside a timber shed and established planting. The front garden is equally well-maintained, offering excellent kerb

appeal.

48 Wilson Road represents a rare opportunity to acquire a home that seamlessly combines character, style, and space, all within an enviable location just a short stroll from the beach, as well as local cafés, shops, and schools. Ideally suited as a permanent residence, holiday let, or coastal retreat.

Guide Price: £250,000

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Services

Mains gas, electricity, water and drainage.

Viewing Arrangements

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD

for an appointment to view. Email: beccles@flickandson.co.uk

Tel: 01502 442889

Outgoings

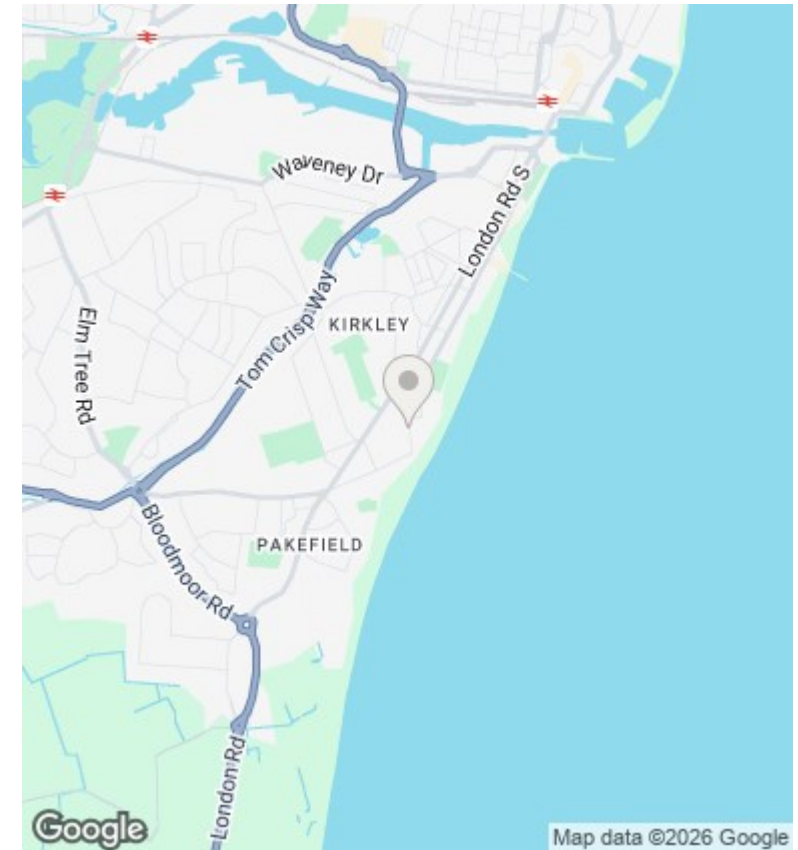
Council Tax band B

Tenure

Freehold





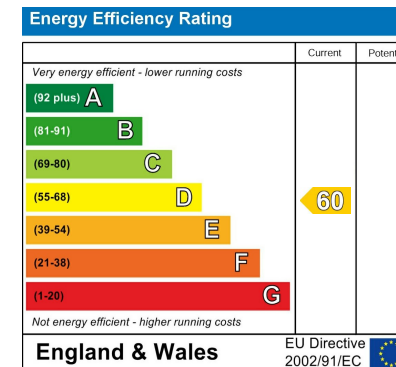


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com