



21 Kirkley Park Road
Pakefield | Lowestoft | Suffolk | NR33 0LQ

FINE & COUNTRY

AN IMPRESSIVE ABODE



"A short walk from a glorious sandy beach, on a smart, tree-lined street, you'll find this handsome period home. Its frontage is part screened by mature trees and gives you a real sense of privacy within, despite the convenience of the location. With versatile accommodation spread over three floors, it's the ideal home for a large family or anyone who loves to host a houseful!"



KEY FEATURES

- An Immaculately Presented Detached Period Home within Walking Distance of the Beach
- The Accommodation is spread over Three Floors
- Seven Bedrooms and Four Bath/Shower Rooms
- Principal Bedroom & Guest Bedroom both benefit from En-Suites
- Open Plan Kitchen/Dining Room with a Wood Burner in the Dining Area
- Conservatory/Utility Room
- Sitting Room with Wood Burner, Study and Ground Floor WC
- The Property has been Lovingly Looked After and Updated over the Years by the Current Vendor
- Large Private Rear Garden with Patio, Summerhouse and Shed
- Driveway with Off Road Parking for Numerous Cars
- Energy Rating: D

This attractive Edwardian property can be found on a desirable road in a quiet part of town, with both the beach and green spaces a short stroll from the front door. A lovely family home, this is a place where you could really put down roots and it's been much loved by the current owner who has made a number of improvements to make the most of it all. A generous, sunny and secluded garden adds to the appeal.

A Sense Of Space

The property was built in 1911 and benefits from the excellent proportions of the Edwardian era, with generous rooms, large windows and high ceilings combining to enhance the sense of space throughout. The current owner came here with her family over 20 years ago, and the previous occupants had also raised their children here and stayed for many years, so you can see it's a home that works well at each stage of life and meets many needs. During her time here, the owner has extended the house to the rear, creating a wonderful kitchen, as well as converting the second floor to add three bedrooms and a shower room. Truly perfect for growing families, it also lends itself to social occasions, with large reception rooms, open plan areas, and plenty of bedrooms for overnight guests.





KEY FEATURES

Flexible And Family Friendly

On the ground floor, you have a spacious reception on either side of the impressive entrance hall. One is a large dual aspect sitting room with a door to the rear patio and a lovely stone fireplace with inset log burner. This is a great room for all the family to gather and has plenty of space for little ones to play. Across the hall, the dining room also has a feature fireplace and the room is open to the kitchen beyond. This is a modern extension, added by the current owner, and means that this side of the house is incredibly sociable and family friendly. There's a good size pantry too, so there's a home for everything here. Also on the ground floor there's a cloakroom, study and rear hall. Four of the bedrooms are found on the first floor. Two have en-suites and the other two share a lovely bathroom with feature freestanding bath. Stairs lead up to another three bedrooms built into the eaves on the top floor, along with a cleverly designed shower room. If you have teens, they will love having the top floor to themselves. It would also work well as guest accommodation, allowing you to close off the floor when not in use.

Sunny And Secluded

Outside you have lots of parking on the in and out driveway, then a long and private garden to the rear. Facing west, it's ideal for sunny summer afternoons and gets the last of the evening sun. The large patio is perfect for barbecues or evening drinks and is sheltered by the back of the house to the north side, so it's both sunny and out of the wind. The garden benefits from a large summerhouse and a good size shed, and you could easily divide the garden into sections if you wanted to fence off the end and keep young children or grandchildren in view. It's lovely to have this much outside space when you're so central – from here it's only a short stroll to the beach, the tennis courts and bowls club, the local primary school, shops, places to eat and more. You have all the advantages of life in a seaside resort but you're just that couple of minutes away from the seafront so you remain peaceful in summer and you're part of a year-round community. When you want to travel further afield, being close to the A12 means you can get out and about easily, whether that's into the centre of Lowestoft, boating at Beccles, crabbing at Southwold or heading into Ipswich.





























INFORMATION



On The Doorstep

Pakefield sits in the local authority of East Suffolk Council and is just a stone's throw from the beautiful sandy beach. Opposite the property is the popular Kensington Gardens where you will find tennis courts, bowling green and café. Pakefield also has a varied selection of local pubs, shops, cafes, restaurants, superstores and other amenities along with a popular local theatre. There are several outstanding primary and high schools in the area. In particular, St Mary's RC Primary School is close by and is the only school with a direct catchment to Notre Dame High School in Norwich.

How Far Is It To?

Pakefield is just a short journey from the UK's most easterly location, Ness Point. It is 10 miles north of the popular sea side town of Southwold and 8 miles north east of the pretty market town of Beccles. The vibrant cathedral city of Norwich is approximately 25 miles to the north west with main line rail link to London Liverpool Street Station amongst other destinations, there is also an International Airport as well as a wide range of shopping, leisure and cultural facilities.

Directions - Please Scan QR Code Below

From Beccles take the A146 towards Lowestoft, follow this road for approx. 6 miles. After passing Rookery Park Golf club at the roundabout take the 4th exit onto the A1145, take the 1st exit at the next roundabout onto the A1145/ Castleton Avenue. At the 2nd roundabout take the 3rd exit onto Stradbrooke Road/B1384. At the end of Stradbrooke Road turn left onto the B1532/London Road South. Take the 3rd Left onto Kirkley Park Road. The property is a few moments down the road on the left.

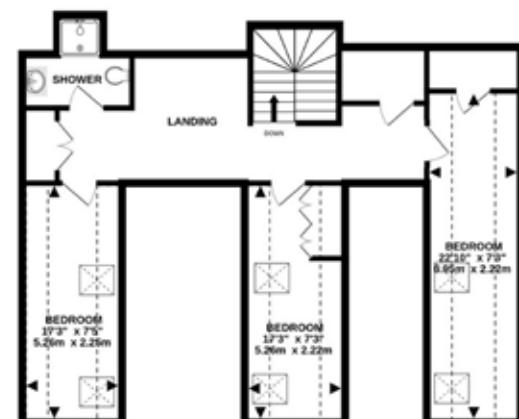
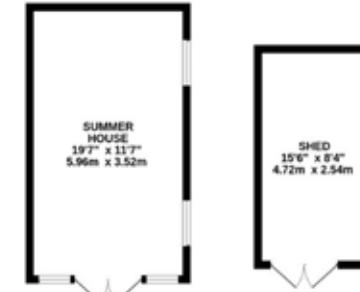
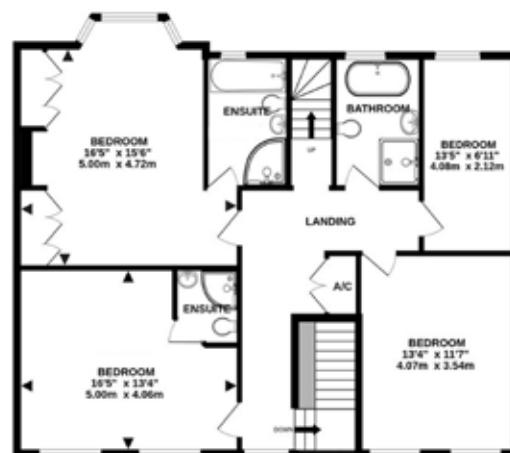
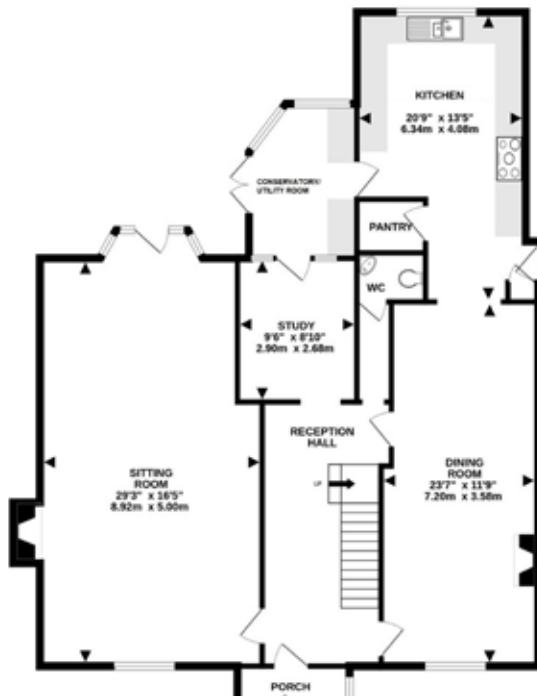
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[flank.hails.visa](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs.		
(A) A		
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Joint energy efficient - higher running costs.		
EU Directive 2002/91/EC		
England & Wales		
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FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3188 sq.ft. (296.1 sq.m.) approx.
TOTAL FLOOR AREA : 3543 sq.ft. (329.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only: www.norfolkpropertyphotos.co.uk
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