



## 30 All Saints Road, Pakefield

Offers in Region of £300,000



# 30 All Saints Road

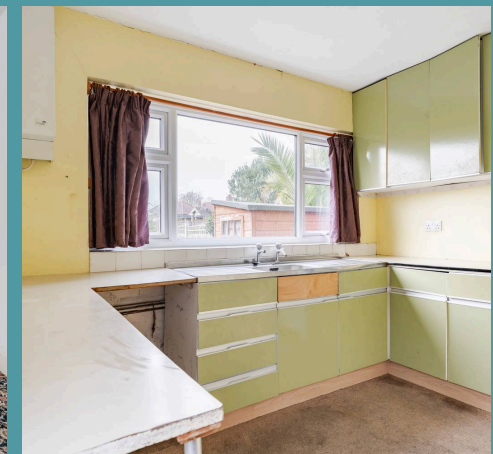
Pakefield, Lowestoft

A prime opportunity for those wanting a renovation project, in the sought-after area of Pakefield. Positioned a short distance away from the coast, this detached residence presents itself as a wonderful family home with flexible and spacious accommodation.

Highlighting three reception rooms, a kitchen and four bedrooms, with period features such as high ceilings, original fireplaces and large bay windows. Don't miss the chance to acquire this property and make it your home.

## Location

This property is situated in Pakefield, in the seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





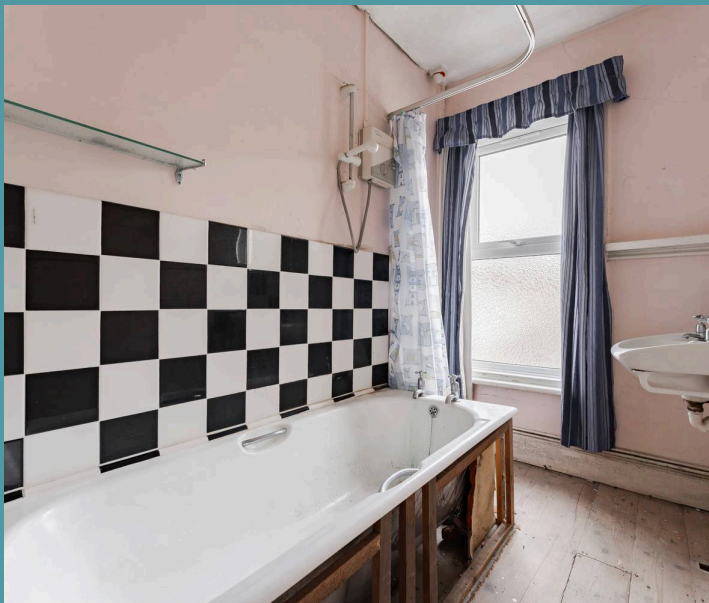
## 30 All Saints Road

Pakefield, Lowestoft

Beyond its façade lies a family home full of potential, offering a wealth of flexible and spacious accommodation. Containing its original period features of high ceilings, fireplaces and large bay windows. Three inviting reception rooms offer ample space for entertaining or family gatherings, while a convenient ground floor wet room provides added comfort and practicality. The kitchen is a blank canvas awaiting a personal touch, currently fitted with units and an oven.

Ascend the staircase to discover a gallery landing, with access to four bedrooms and a well-appointed family bathroom. Each bedroom is thoughtfully designed to offer relaxation and privacy, with the versatility to be a dressing room, home office or playroom, depending on your own requirements.

Towards the rear is an enclosed garden, complemented by a summerhouse and timber shed, ideal for storing your garden equipment and tools. On-road parking is available at the front of the property, for residents and guests. There is potential to build a garage subject to planning permission.







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Pakefield, Lowestoft

### Agents Notes

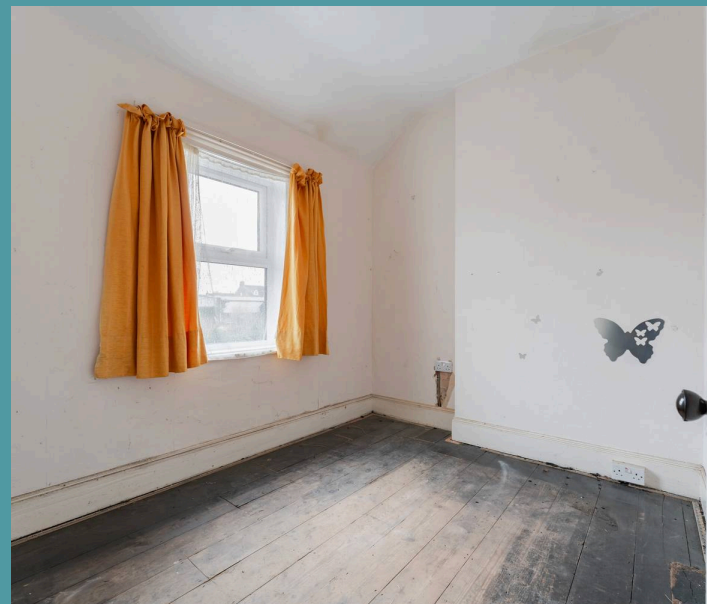
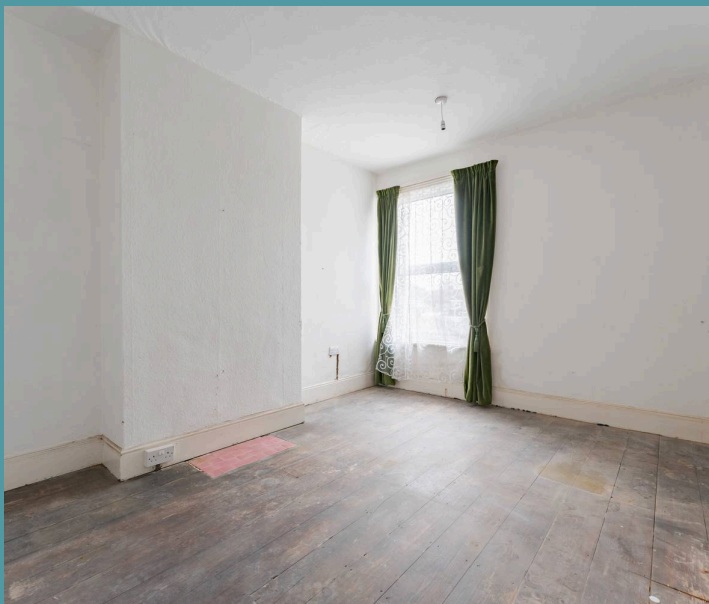
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

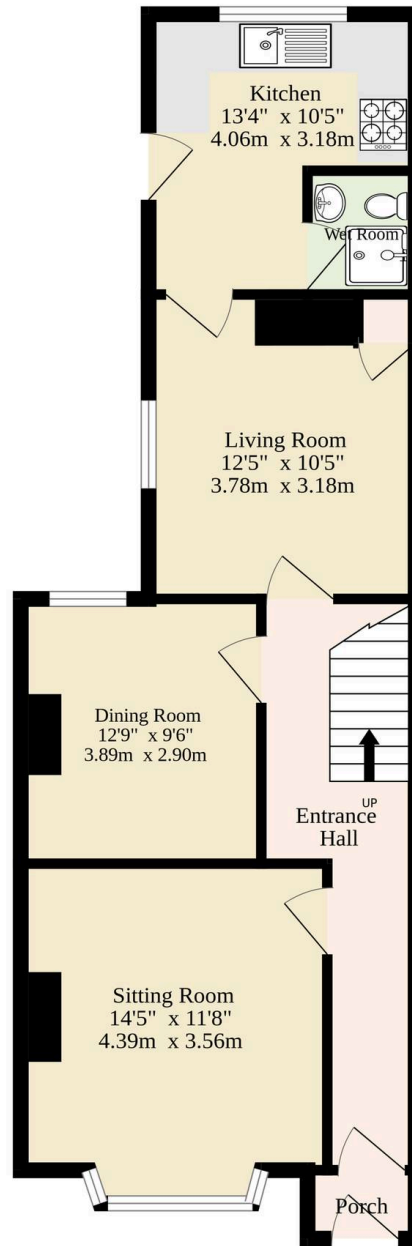
Council Tax Band: C

- Detached residence in the sought-after area of Pakefield
- Perfect opportunity for someone looking to renovate to suit their own preferences and style
- Family home with flexible and spacious accommodation
- Period features including high ceilings, traditional fireplaces and large bay windows
- Three welcoming reception rooms and a ground floor wet room
- Kitchen ready for your own personalisation
- Gallery landing with four bedrooms and a family bathroom
- Enclosed garden with a summerhouse and storage shed
- Potential to build a garage (stpp)
- Prime location within close proximity to local shops, Pakefield beach, healthcare facilities and transport

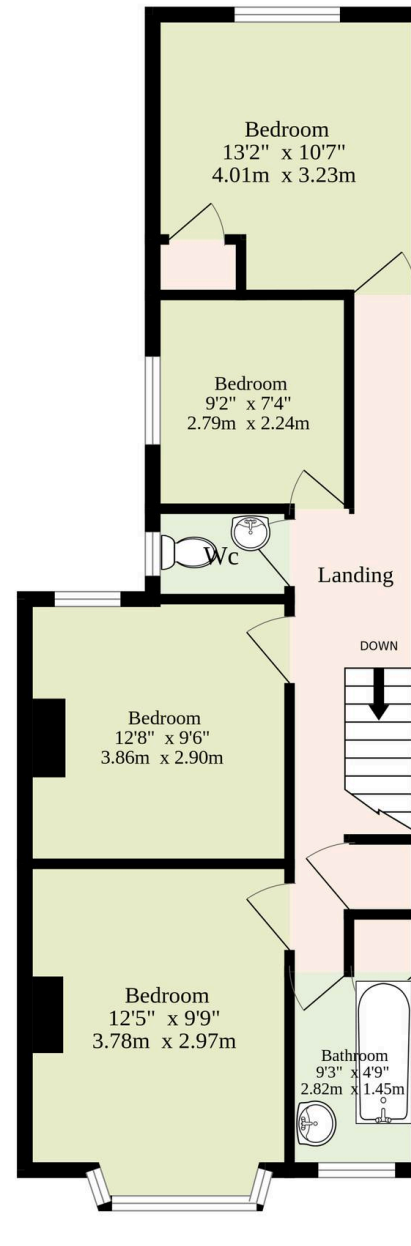




Ground Floor  
624 sq.ft. (58.0 sq.m.) approx.



1st Floor  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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.

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