



Coplans
Acton Road | Lowestoft | Norfolk | NR33 7LG

FINE & COUNTRY

FROM A GOLDEN AGE



“This is something special!

Built in 1935, this property marries the character and glamour of a bygone era with the comfort and ease of a modern home. Picture yourself watching the sun set from the vantage point of your roof terrace, strolling down to the beautiful sandy beach nearby.

Inviting your friends and family over for a feast in the large open plan kitchen and living area before heading to the cinema room, popcorn in hand...

This is a place that has so much to see, so much to offer and so much to enjoy.”



KEY FEATURES

- A Beautifully Presented Detached Period Residence in the Seaside Town of Pakefield
- Four First Floor Double Bedrooms; Two with En-Suites and a Family Bathroom
- Principal Bedroom benefits from access to a Gorgeous Roof Garden
- Ground Floor En-Suite Annexe Bedroom
- Open Plan Large Kitchen/Living/Breakfast Room with Views over the Gardens; Four Further Reception Rooms and a Cinema Room
- Large Laundry/Boot Room and Ground Floor WC
- Off Road Parking for Three/Four Cars and Single Garage with Electric Charging Point
- The Accommodation extends to 3,567 sq.ft
- Energy Rating: D

A beautiful period property with a contemporary edge, the open plan heart of the home is spectacular, and there's plenty of additional space – always a quiet corner where you can curl up and relax. As versatile as it is attractive, this home impresses right from the start. The sunny private gardens and roof terrace mean you can soak up the sun all day long, while the potential extra income from the self-contained holiday unit adds another interesting element.

A Sense Of Space

When the owners first came to view what is now their home, it was the kitchen with both seating and dining areas that drew them. It's still where they spend a lot of their time, with west-facing bifold doors to let the sunshine pour in, plus a roof light that keeps things cheerful even on the greyest of days. The owners have celebrated special birthdays here and love entertaining. Yet there's far more to the property than these rooms at the heart. You come into a well-proportioned reception hall with a large wood burning stove, feature panelling, a picture rail, herringbone flooring and an elegant staircase rising up. To one side is the formal sitting room – a beautiful room with large bay window framing views over the lawn and the pond, plus a stylish log burner for the colder months. The study easily accommodates two people working from home, or teens studying, while the formal dining room again has a fireplace and gorgeous patterned wooden flooring. There's a generous laundry room which always comes in handy, plus a comfortable cinema room that's sure to be a hit with friends and family. The fabulous garden room is another of the owners' favourite spots.





KEY FEATURES

Rising To Every Occasion

Heading upstairs, you'll find four good size double bedrooms and three bath/shower rooms. The master suite is stunning, with an impressive bay window, private shower room and access onto the roof terrace (more on that later). There's also a ground floor bedroom suite that the owners have in the past rented out as holiday accommodation, and also find useful for overnight guests, offering privacy both for the owners and for their visitors. The amount of space here and the versatility of the rooms makes this house a winner for any couple or family. Whether you love hosting social occasions, have a young family and want a house that will meet your changing needs over the years, want somewhere with room for hobbies or for working from home, this perfectly fits the bill.

Going Up In The World

Outside, the property is equally appealing. Set on a corner plot, the gardens wrap around and offer sunshine throughout the day, with one patio outside the ground floor bedroom, being ideal for guests. The pond attracts wildlife and offers a lovely focal point, while the bar area is perfect for parties. Head up the spiral staircase to the roof terrace and the views are incredible, especially when the sun is setting. You're a stone's throw from the extensive green areas of Pakefield Park, perfect for dog walking and recreation. It's quiet here, but you can walk to the unspoilt beaches of Pakefield and Kessingland, to the supermarket, local schools, station and more. Within easy access by foot or car are Oulton Broad, gateway to the Southern Broads with its boating and leisure activities and Carlton Marshes with its renowned wetlands for bird watching and walking. Truly this location allows easy access to the best of North Suffolk.





























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. A few minutes walk from 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

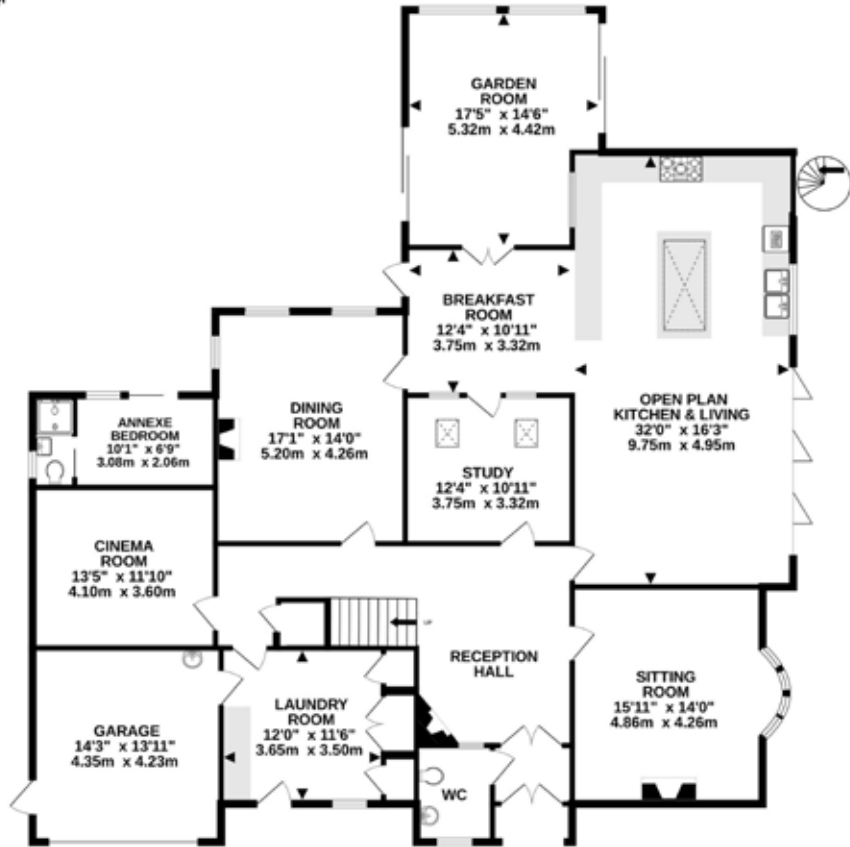
From Beccles take the A146 towards Lowestoft, follow this road for approx. 6 miles. After passing Rookery Park Golf club at the roundabout take the 4th exit onto the A1145, take the 1st exit at the next roundabout onto the A1145/Castleton Avenue. At the 2nd roundabout take the 3rd exit onto Stradbroke Road/B1384. At the end of Stradbroke Road turn left onto the B1532/London Road South. Take the next left on to Walmer Road and then the next right onto Acton Road. The property will be found immediately on your right hand side.

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..[indoor.eyepieces.perkily](#)

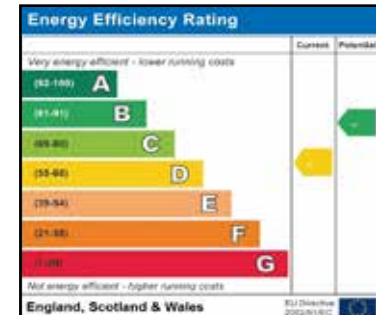
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
East Suffolk Council - Council Tax Band F
Freehold



TOTAL FLOOR AREA : 3567 sq.ft. (331.4 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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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