

£220,000
Guide Price



Laxfield Way

Lowestoft, NR33 7HQ

- Well presented family home
- South-West facing rear garden
- Off road parking
- Garage
- Modern kitchen & bathroom
- Spacious open-plan living space
- Sought after location in Pakefield
- Close to local amenities & shops
- Gas central heating
- Ample storage space



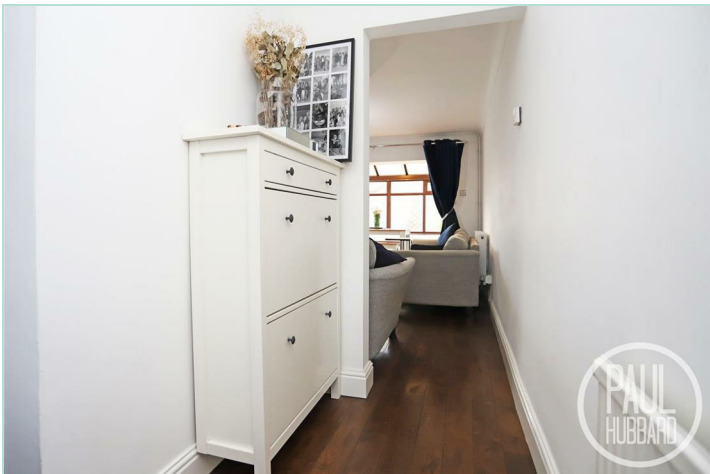


Location

This 2 bedroom end-terraced house is situated in the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Entrance Hall

UPVC entrance door to the front aspect, engineered oak flooring and openings leading through to the kitchen and sitting room.



Kitchen

3.07m x 2.56m

Tile flooring, UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, tile splash backs, inset granite sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, spaces for a fridge-freezer and washing machine.

Sitting Room

4.08m x 3.94m

Engineered oak flooring, radiator, stairs leading to the first floor landing and an opening leads through to the conservatory.



Conservatory

3.99m x 3.55m

Engineered oak flooring, UPVC double glazed windows to the side & rear aspect, radiator, ceiling fan with light and UPVC French doors open to the rear garden.

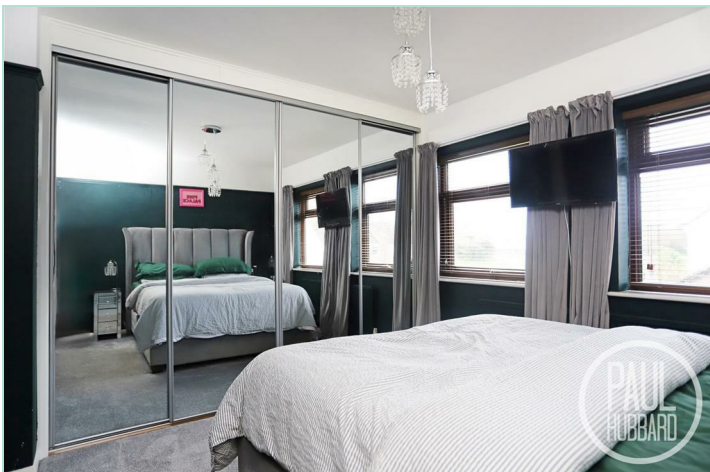
Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-2 & the family bathroom.

Bedroom 1

3.32m x 3.07m

Fitted carpet, x2 UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.



Bedroom 2

3.30m x 2.14m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.



Bathroom

2.20m x 1.68m

Vinyl flooring, UPVC double glazed obscure window to the front aspect, tiled walls, heated towel rail, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand-held shower attachment, an electric shower set above and a glass shower screen.

Outside

At the front, a pathway leads beside a laid lawn to the sheltered main entrance door. To the side, a brick weave driveway provides off-road parking and leads to a garage with an up-and-over door. Gated access connects to the rear garden.

The rear garden features a spacious patio area, a laid lawn bordered with shingle, decorative trees and shrubs. Additional conveniences include outdoor lighting, a door for easy access to the garage and a panel fence surround for privacy.



Garage

2.60m x 5.14m

An ideal storage space, complete with light, power, and an up-and-over door at the front.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







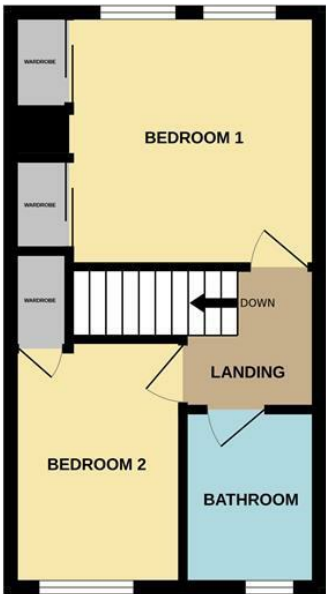
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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