

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£180,000**  
 Guide Price



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. Made with Metrogix ©2024



**Laxfield Way**  
 Pakefield, NR33 7HQ

- Semi detached bungalow
- Life on one level
- Gardens front & rear
- West facing rear garden
- 2 separate bedrooms
- Off road parking & carport
- A sought after location in Pakefield
- Gas central heating
- Perfect for customisation & making your own
- Close to local amenities & shops



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### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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

Timber frame entrance door to the side aspect, tile flooring, radiator and doors opening to the lounge/diner, bedrooms & wet room.

### Lounge/Diner

5.66 max into bay x 2.96 max  
Timber frame double glazed bay window to the front aspect, radiator and a door opens into the kitchen.

### Kitchen

3.02 max x 2.17 max  
Vinyl flooring, timber frame double glazed window to the front aspect, airing cupboard (housing the wall-mounted gas boiler), consumer unit, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, built-in oven & gas hob and spaces for a fridge, freezer & washing machine.

### Bedroom 1

3.73 max x 2.92 max  
Tile flooring, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

2.58 x 2.21  
Tile flooring, UPVC double glazed window to the rear aspect and a radiator.

### Wet Room

2.15 x 1.96  
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, loft access, tiled walls, suite comprises a toilet, wall-mounted wash basin with hot & cold taps and an electric shower.

### Outside

The front of the property features a low-maintenance shingled area bordered by a post-and-chain fence, offering a clean and welcoming approach. A spacious driveway provides off-road parking for multiple vehicles and leads to a carport for added convenience. An outdoor tap is situated nearby, with a gated pathway that guides you to the main entrance door on the side of the property and continues around to the rear garden.

The west-facing rear garden is thoughtfully designed for relaxation and evening sunlight, with a concrete patio area perfect for outdoor seating. A well-maintained lawn is bordered by mature plants and shrubs and a timber storage shed provides additional outdoor storage.

### 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.

