



18 Laxfield Way  
, Lowestoft, NR33 7HQ  
Asking Price £375,000





**NO ONWARD CHAIN** This substantial link-detached family home on just under 1/4 acre plot is situated in a quiet and highly desirable residential area of Pakefield, offering over 1,400 sq. ft. of accommodation. Whilst requiring modernisation throughout, the property sits on a generous plot with a large driveway and established rear garden, presenting a fantastic blank canvas for buyers to create their dream home.

- Generous three-bedroom home - NO ONWARD CHAIN
- Substantial 1,489 sq. ft. area
- 16ft living room, stone fireplace
- Dining room with garden access
- Spacious utility, cloakroom
- Driveway, garage for multiple cars
- Large private garden with pond and a plot of just under 1/4 acre
- Potential for modernisation
- Double Glazing
- Viewing highly recommended



INTERIOR

The property opens into an entrance hall with a convenient ground floor cloakroom, leading into a layout that flows well but invites cosmetic updating. The principal living room is a spacious and bright area, measuring over 16ft, centred around a feature stone fireplace and large front-facing window. Double doors connect this space to the separate dining room, which features French doors opening directly onto the rear garden—perfect for entertaining.

The kitchen, while currently fitted with older-style wooden units and tiled splashbacks, offers a functional footprint that could be opened up to create a modern kitchen-diner. A standout feature of the ground floor is the unusually large utility room adjacent to the kitchen, which houses the boiler and provides extensive additional storage and laundry space, with access to a small sun room/rear porch.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom with dual-aspect windows and fitted wardrobes. The family bathroom is fully tiled and features a four-piece suite, including a panelled bath and a separate shower cubicle.

EXTERIOR

The property boasts excellent curb appeal with a wide, low-maintenance concrete print driveway capable of accommodating multiple vehicles. This leads to an attached single garage with a secure blue roller door. To the rear, the garden is a key selling point—a long, enclosed space primarily laid to lawn, bordered by mature trees and shrubs that ensure a high degree of privacy. A paved patio area sits immediately adjacent to the house, while a charming garden pond and wooden storage shed add character to the grounds.

COMPLIANCE AND KEY INFORMATION

EPC Rating: TBC (Typical rating for this area: D)  
Council Tax Band: D (East Suffolk Council)  
Tenure: Freehold  
Broadband: Ultrafast Full Fibre is available in this area (speeds up to 1000 Mbps via Openreach).  
Heating: Gas Central Heating (Radiators visible in all main rooms).  
Material Information: The property is link-detached (linked by the garage).

LOCAL AREA AND FACILITIES

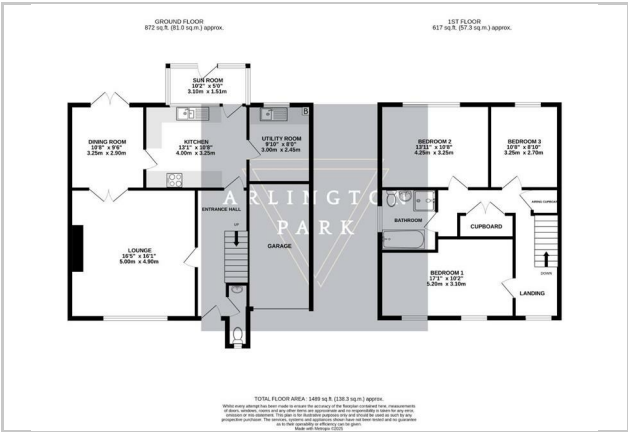
Laxfield Way is situated in the popular suburb of Pakefield/Carlton Colville, offering a perfect blend of convenience and coastal living.

Transport: The location provides easy access to the A12 for commuters travelling to Great Yarmouth or Ipswich. Lowestoft Train Station is a short drive away, offering regular services to Norwich and London Liverpool Street.

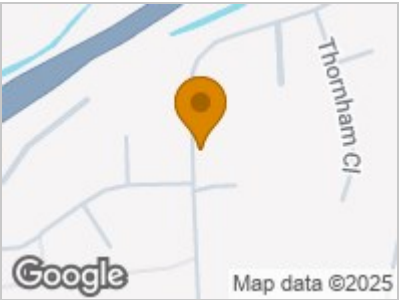
Schools: Families are well catered for with Pakefield High School (Secondary) and Westwood Primary School both located within walking distance (approx. 0.5 miles).

Shopping: A range of supermarkets, including Morrisons and Aldi, are located nearby at the Gateway Retail Park, just a few minutes' drive away.

Leisure: The stunning Pakefield beach and cliffs are close by for coastal walks, while local parks and leisure centres provide further recreational options for families.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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