



38 Laxfield Way, Pakefield

Lowestoft

Minors & Brady



38 Laxfield Way

Pakefield, Lowestoft

Guide price £240,000-£250,000 Step into a simpler, more relaxed way of living with this chain-free detached bungalow in the heart of Pakefield. Set on a generous plot and designed for easy, single-level living, this charming home offers a bright and spacious layout, including two bay-fronted bedrooms, a cosy sitting room, and a light-filled conservatory that brings the outdoors in. The low-maintenance, south-facing garden with its pergola-covered seating area and mature apple tree is perfect for unwinding or entertaining, while the gated carport, garage, and off-road parking provide practicality and peace of mind. Ideal for downsizers or those seeking a quieter lifestyle by the coast, this is a home where comfort meets convenience in one of Suffolk's most desirable coastal communities.



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- Guide price £240,000-£250,000
- Chain free!
- Charming detached bungalow positioned on a lovely size plot, within the area of Pakefield
- Perfect choice for those looking to downsize, or if you require a single-level layout
- Kitchen fitted with wall and base cabinetry, an integrated oven, a built-in dishwasher, plumbing for laundry appliances and space for a fridge
- Sitting room inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Two bedrooms complemented by bay windows and a wet room
- A private, south-facing garden that is low-maintenance, featuring a patio, a shingled area, an apple tree and a seating area that is covered by a pergola
- A driveway providing off-road parking, a gated carport for secure parking and a garage for storage options



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Location

Laxfield Way is a quiet residential street situated in the sought-after suburb of Pakefield, to the south of Lowestoft on the Suffolk coast. This well-established neighbourhood offers a strong sense of community and is popular with families, retirees, and commuters. The area is well served by local amenities, with several small shops and convenience stores within easy reach for day-to-day needs, including a nearby Co-op and local newsagents. Larger supermarkets and retail options are just a short drive away towards Lowestoft town centre. For families, the area is home to several good schools such as Pakefield Primary School and Pakefield High School, both within walking distance, offering education from early years through to GCSE level. Healthcare is accessible through nearby GP surgeries and dental practices, with the Kirkley Mill Health Centre providing comprehensive NHS services. Laxfield Way also benefits from excellent transport links: regular bus services connect Pakefield with central Lowestoft and surrounding areas, while Lowestoft railway station provides direct services to Norwich, making it suitable for commuters. The area is also close to the A12, offering straightforward road access both North and South.



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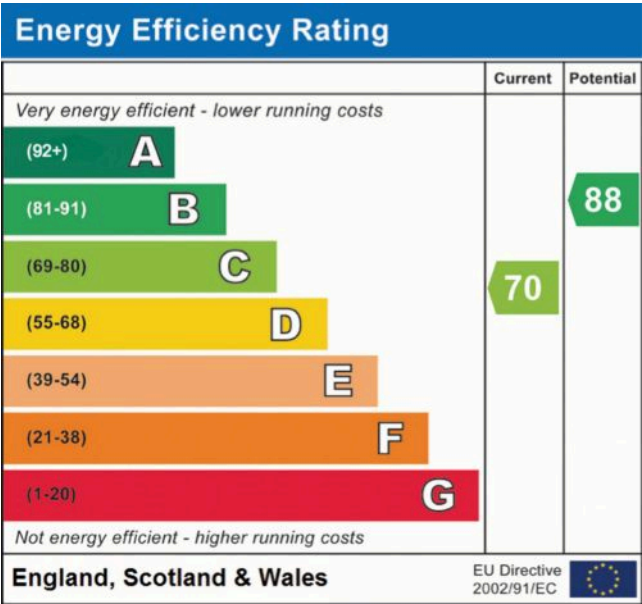
Step through the welcoming entrance hall, which leads into a thoughtfully designed interior that blends functionality with comfort. The kitchen is well-equipped with a range of wall and base cabinetry, featuring an integrated oven and built-in dishwasher. There's also plumbing in place for your laundry appliances and space for a freestanding fridge – everything you need for easy day-to-day living.

The sitting room provides a cosy yet spacious area for both relaxing and entertaining, while the adjoining light-filled conservatory offers an additional reception space – the perfect spot to enjoy your morning coffee or unwind with a book, all while taking in views of the garden year-round.

The home offers two well-proportioned bedrooms, each enhanced by charming bay windows that flood the rooms with natural light. A wet room serves the home, offering ease of access and practical functionality.

Outside, the private south-facing garden is designed for low-maintenance living, offering the ideal balance of greenery and outdoor space without the upkeep. A patio and shingled area provide versatility for outdoor dining or lounging, while a mature apple tree adds character and seasonal charm. The pergola-covered seating area invites you to relax and enjoy the sunshine in comfort and privacy.

For your convenience, the property includes a driveway providing off-road parking, a gated carport for secure vehicle storage, and a garage, offering additional space for hobbies, storage or workshop use.



Ground Floor
947 sq.ft. (88.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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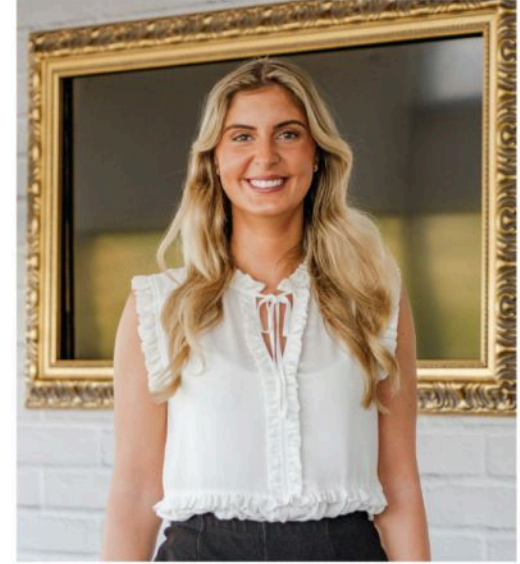
Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
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