

# HARDIMANS



**2 Laxfield Way**

Pakefield, Lowestoft, NR33 7HQ

Guide Price £390,000



**2 Laxfield Way, Pakefield,  
Lowestoft, Suffolk, NR33 7HQ**

OUTSTANDING is the only way to describe this Superb extended 4 bedroom family home. The property benefits from a stunning kitchen/diner/family room, beautifully designed in a contemporary style with light grey high gloss units including a full range of quality appliances, complimented by a part vaulted ceiling which allows so much natural light to flow in. The lounge also provides a lovely place to chill out and relax, but the 'piece de resistance' certainly has to be the outside cabin, which is used as a 'garden pub' and superb family entertainment centre. The good size gardens extend to 0.15 acres and the DOUBLE garage, just add to this comfortable home, and an early viewing is a must to fully appreciate all the wonderful features it has to offer.

**COVERED ENTRANCE**

composite entrance door to:-

**PARTICULARLY SPACIOUS  
ENTRANCE HALL**

with laminate flooring, radiator, stairs to first floor, recessed study area, built-in cloaks cupboard.

**DOWNSTAIRS SHOWER ROOM**

with low level wc with concealed cistern, pedestal washbasin, shower cubicle with thermostatic shower unit, tiled floor, radiator, upvc opaque glazed window.





### **SPACIOUS LOUNGE**

square shaped with double aspect windows, upvc double glazing with views over gardens and side patio, laminate flooring, radiator.

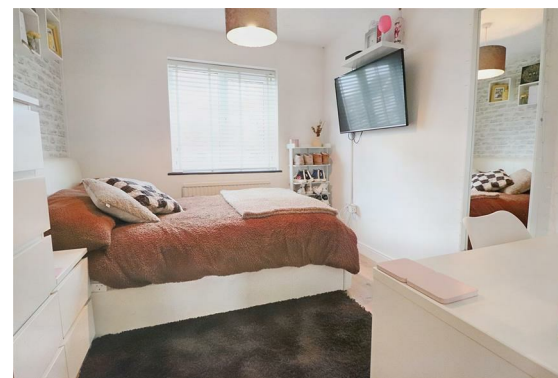
### **SUPERB EXTENDED KITCHEN/DINER/FAMILY ROOM**

kitchen area fitted in a range of contrasting light and dark high gloss grey units with a vaulted ceiling and under floor heating, 2 velux windows, inset spot lighting, one and a half bowl sink unit, integrated dishwasher and washing machine with front decor panels, space for tumble dryer, 2 Neff self cleaning oven/grills, integrated full height refrigerator, additional freezer both with front decor panels, integrated wine cooler, island worktop/breakfast bar with a large Neff induction hob. Note: All the work surfaces have feature minerva worktops. Large style ceramic tiled floor, radiator, extensive spot lighting, double doors to garden and additional side composite door.



### **STAIRS TO FIRST FLOOR AND LANDING**

upvc double glazed window, built-in boiler cupboard housing a Glow Worm gas boiler.



#### **BEDROOM 4**

with upvc double glazed window, radiator. Note: Presently used as dressing room.



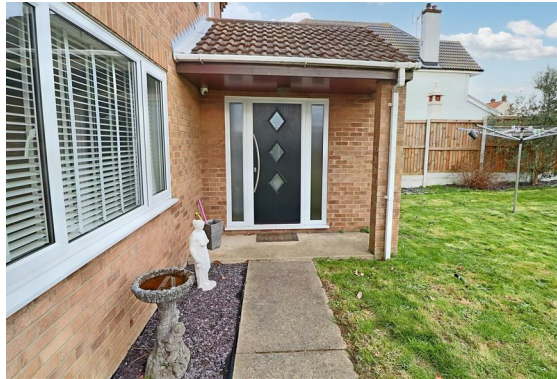
#### **MASTER BEDROOM**

with upvc double glazed window, fitted wooden blinds, radiator, full range of fitted wardrobe cupboards, inset ceiling spot lighting.



#### **BEDROOM 2**

upvc double glazed window, fitted wooden blinds, radiator, laminate flooring.



#### **BEDROOM 3**

upvc double glazed window, wooden blinds, radiator, laminate flooring.

#### **RE-FITTED BATHROOM**

with shower bath, hot and cold waterfall mixer, thermostatic shower unit with overhead drencher and shower unit, low level wc with concealed cistern, vanity washbasin, grey fitted cabinets, chrome towel rail/radiator, polished tiled floor, extractor fan, inset ceiling spot lighting, upvc opaque glazed window.





**'THE GARDEN PUB'**



## **OUTSIDE**

The property is situated on a good size corner plot extending to .15 acres in total having a large lawned area enclosed by concrete posts and timber fencing. To the side is a feature barbecue garden area with light grey paving. Further extended to the side is a double driveway and additional gravelled area, ideal for boat/caravan space, leading to detached garage, to the side of the garage is a garden store for further storage and pathway providing all round access around the rear of the property.

## **SUPERB CABIN (GARDEN PUB)**

Set up as bar and games entertainment room with modern contemporary dark and light grey colours.

## **DETACHED GARAGE**

of brick and tile construction with ample power and light.

## **COUNCIL TAX BAND**

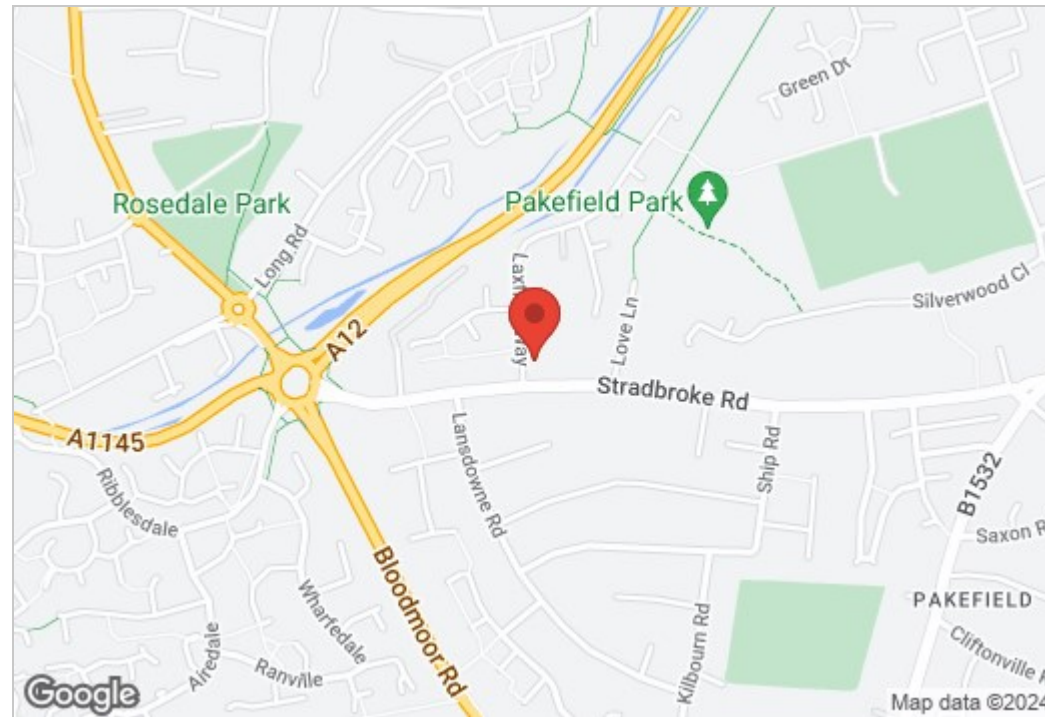
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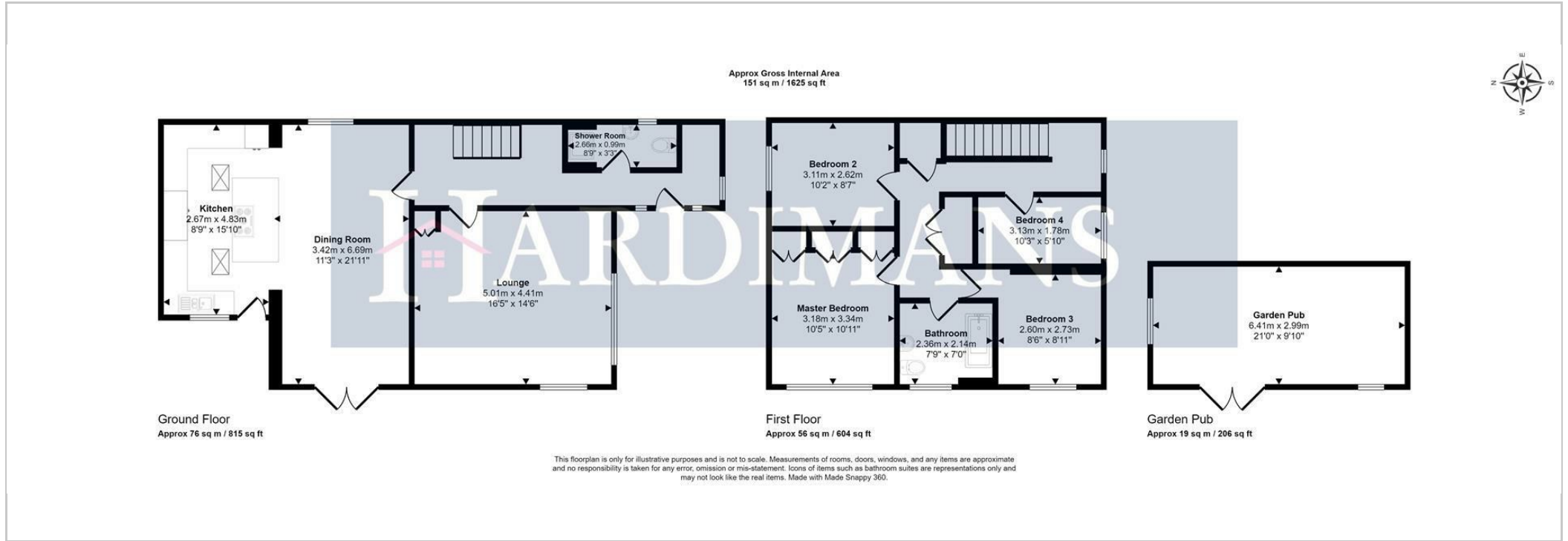




### Area Map



# Floor Plan

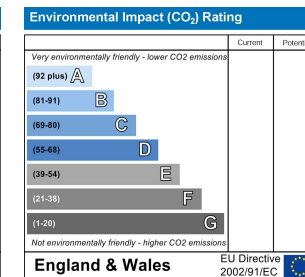
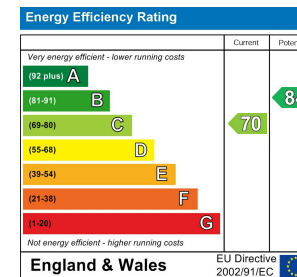


# Energy Efficiency Graph

## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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