



Jubilee Close, Laxfield, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
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A light and airy DETACHED TWO BEDROOM BUNGALOW in the heart of the quintessential English village **\*\*LARGE CONSERVATORY\*\*GARDEN\*\*SINGLE GARAGE AND DRIVEWAY**

**LOCATION** The property is positioned in a quiet road at the heart of the much-admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well-supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

**Guide Price: £325,000**

- **NO ONWARD CHAIN**
- **Sitting/Dining Room**
- **Sunroom**
- **Main Bedroom**
- **Bedroom 2**
- **Kitchen**
- **Family Bathroom**
- **Garage and parking**
- **Lovely private garden**



**JUBILEE CLOSE-INTERIOR** An Entrance Hall welcomes you into the property and has a cupboard with space for coats and shoes and has oak engineered flooring. There is a shelved airing cupboard housing the immersion heater. To the left of the Entrance Hall is the Kitchen which the current vendor refitted and has a range of French Grey wall and base units, with a composite worktop over, electric double oven, electric hob and extractor hood over, included in the sale is a washing machine, slimline dishwasher, and tall fridge. There is a stainless sink and drainer with mixer taps above and window overlooking the driveway. From the Kitchen you can access the Sitting/Dining Room, again with oak engineered flooring, wood burner sitting on a brick hearth and a wooden shelf above and plenty of room for entertaining. There is a window and double doors which leads directly into the large Conservatory which has heating and a cool roof so can be used as an all year round room. It has windows to three sides and has double doors leading out to the rear garden. Back off the Entrance Hall is the Main Bedroom to the right with a range of cream wardrobes with cupboards above to one wall and a bay window overlooking the front. There is a further double bedroom again with a bay window overlooking the front and a window to the side. There is a spacious Wet Room with an electric Mira Shower, wall mounted wash hand basin, wc with hand rail and an opaque window over. Bungalows very rarely come on in Laxfield so book now for a viewing on [01728 724566](https://www.rightmove.co.uk/property-ads/details/01728724566).



**JUBILEE CLOSE - EXTERIOR** To the front of the property is a lawned area to two sides of the property and there is a driveway leading to a single garage with electric up and over door, window to the rear and personal door to the garden. In between the garage and the bungalow is a gate leading to the rear garden which is fully stocked with flower beds, lawned areas, apple tree and pear tree, summerhouse and shed.



**TENURE** The property is freehold and vacant possession will be given upon completion.

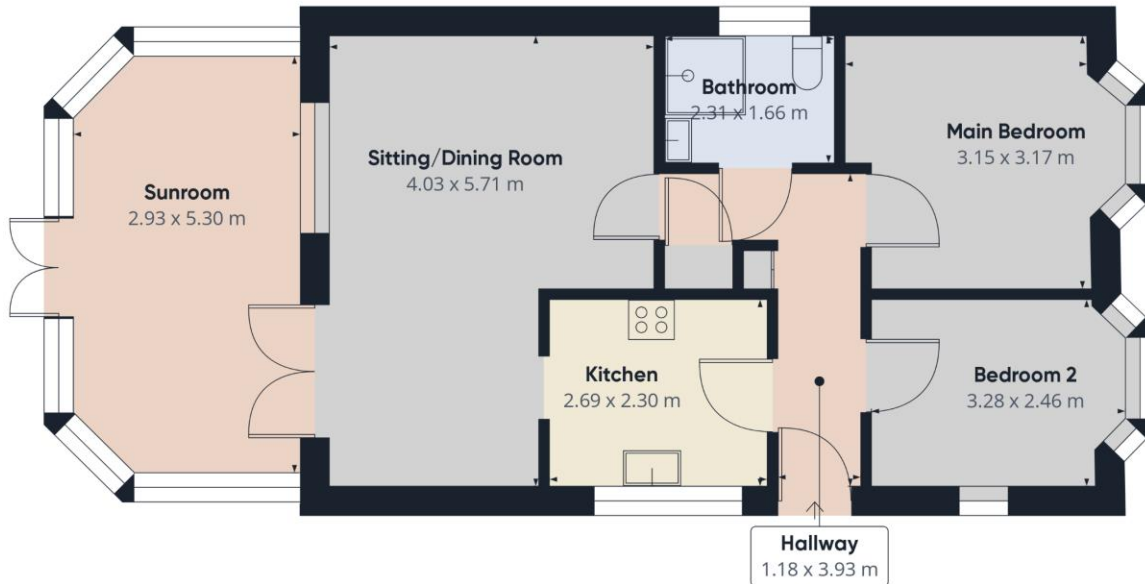
**SERVICES** Wood burner to Sitting Room, mains drains, water and electricity.

**LOCAL AUTHORITY** Mid Suffolk District Council      **Tax Band:** C      **EPC:** D      **Postcode:** IP13 8DQ

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
71.33 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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