



Noyes Avenue, Laxfield, Suffolk







**A completely refurbished THREE BEDROOM BUNGALOW with generous accommodation in the heart of the pretty village of Laxfield  
\*\*PARKING\*\*LARGE GARDEN**

**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: £450,000**

- Entrance Hall
- Large Kitchen/Dining/Family Room
- Conservatory
- Utility Room
- Main Bedroom with En Suite Shower Room
- Two further Double Bedrooms
- Family Bathroom
- Large Garden
- Off Road Parking for several vehicles
- NO ONWARD CHAIN





### **NOYES AVENUE - INTERIOR**

The Entrance Door welcomes you into the property with full height opaque windows to either side flooding the hallway with light along with a Velux window. There is a cloaks cupboard to the left perfect for shoes and coats. The WOW factor of this property is the spacious Sitting/Dining/Kitchen giving plenty of space for relaxing and entertaining and is dual aspect. The Kitchen area has an extensive range of wall and base units, eye level electric oven, hob and extractor, stainless steel one and half sink and drainer with mixer taps over, integrated dishwasher and fridge/freezer. A glazed door leads into the Utility Room which is of a very generous nature having a door to the rear garden and window to the side, a matching range of wall and base units, space for washing machine and tumble dryer. Off the Sitting area are double doors leading out to the Conservatory overlooking the garden with double doors leading out to the patio and garden beyond. The Main Bedroom has a window to the front and an En Suite Shower Room with acrylic wall panels to all walls, shower cubicle, wc and wash hand basin in a vanity unit. There are two further double bedrooms, one with a window to the front and one with a window overlooking the rear garden. The Family Bathroom is a four piece suite comprising Shower Cubicle with overhead shower and handheld shower, bath with mixer taps, wc and wash hand basin in a vanity unit. This completes the accommodation for this **"READY TO MOVE INTO"** bungalow in the heart of Laxfield.



### **NOYES- AVENUE - EXTERIOR**

To the front of the property is a large parking area which will be finished before completion. There is also parking down the side for further vehicles and could accommodate a camper van if required. The rear garden is laid to lawn with a large patio area extending from the conservatory. The oil-fired boiler is outside along with the tank, neatly tucked down the side.

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

**SERVICES** Oil fired central heating, mains drains, water and electricity.

**LOCAL AUTHORITY** Mid Suffolk District Council

**Tax Band:** B

**EPC:** D

**Postcode:** IP13 8EB

**What3Words:** ///beanbag.purely.chins

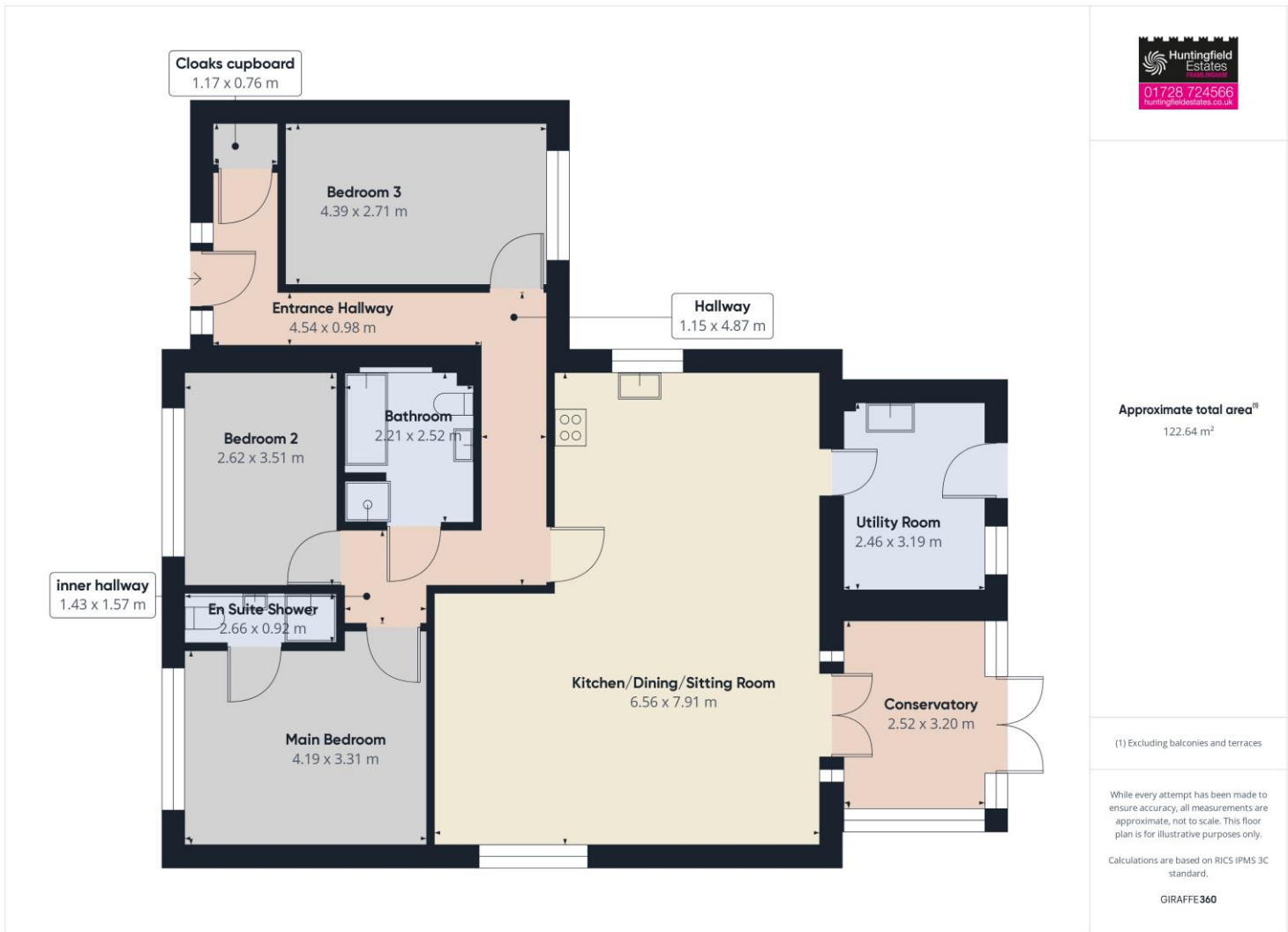
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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.









**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.

**Huntingfield Estates**  
9 Market Hill, Framlingham, Suffolk, IP13 9AN  
E: info@huntingfieldestates.co.uk  
T: 01728 724566  
www.huntingfieldestates.co.uk

