



Fairview, Laxfield, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A DETACHED Bungalow tucked away in the heart of Laxfield with stunning field views built three years ago and yet to be occupied even though the vendors have made alterations **\*\*GARAGE AND PARKING\*\* WRAP AROUND GARDEN\*\*NO ONWARD CHAIN\*\*****

**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 Liverpool Street station is within about 14 miles



- **Entrance Lobby**
- **Sitting Room**
- **Kitchen/Breakfast Room**
- **Sitting/Dining Room**
- **Main Bedroom with En Suite Shower Room**
- **Two further Double Bedrooms**
- **Family Bathroom**
- **Garage and Utility Room**
- **Parking for multiple vehicles**

**FAIRVIEW - INTERIOR** There is an Entrance Porch and an Entrance Door leading into the light and airy hallway with a large cupboard perfect for coats and shoes. To the right is Kitchen which has an extensive range of cream wall and base units, solid woodwork tops over with a double butler sink and mixer taps over. A range cooker with an extractor over, integrated dishwasher, fridge/freezer, integrated bins, plantation shutters are also in most rooms. The room is light and spacious being dual aspect. The vendor has put in lovely bifold, oak, glazed doors to allow separation from the Kitchen to the Sitting/Dining Room or they can be opened into one large entertaining space. There are sliding doors out from the Sitting Room onto a patio and a side window overlooking the fields. The Main Bedroom has a window overlooking the garden and has an En Suite Shower Room with walk in shower cubicle with rain shower head and handheld shower, wash hand basin in a vanity unit with mirror above, wc, heated towel rail and opaque window. There are two further double bedrooms both with windows overlooking the front. The Family Bathroom has a bath with rain shower head and handheld shower, close coupled wc and wash hand basin nestled in a vanity unit.



**FAIRVIEW - EXTERIOR** Through a five-bar gate a shared drive leads round to Fairview with a single garage and parking and parking to the side of Fairview. At the rear of the generous garage is a personal door giving access to a utility room with space for washing machine and tumble dryer with a stainless-steel sink unit and mixer taps with cupboards under, worktop above and a wall unit. A gate leads through to the rear garden which wraps around the property and has lovely field views to one side. The garden is laid to lawn with potential for a keen gardener to work their magic.



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

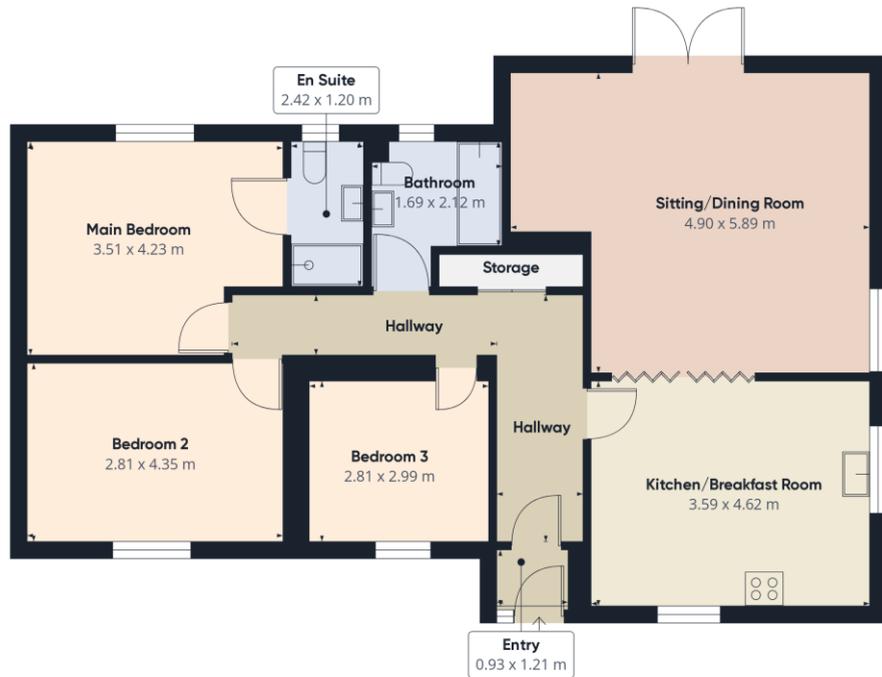
**SERVICES** Air source heat pump giving underfloor heating throughout the property, mains drainage, water and electricity.

**LOCAL AUTHORITY** Mid Suffolk District Council      **Tax Band:** D      **EPC:** B      **Postcode:** IP13 8EA

**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. Please note the vendors had a change of heart and decided not to move into their bungalow so it is technically like a new build.





Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>  
119.97 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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