



| Laxfield | IP13 8FP
Guide Price £270,000

twgaze

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Immaculately presented recently built 2 bedroom house with landscaped garden and off road parking for two cars set in the popular village of Laxfield. 8 years NHBC warranty remaining. **Our vendor has found and is motivated to sell.**

- Built in 2023 by Denbury Homes
- Two generous bedrooms
- one with ensuite
- Beautifully presented throughout
- Landscaped garden with patio
- Upgraded Kitchen with fitted appliances
- Driveway with parking for two cars
- 8 Years NHBC warranty remaining.
- **Vendor has found and is motivated to sell**

Full Description

Location

Laxfield situated in North Suffolk supports a village shop, hardware shop, pre-school, and an 'Outstanding' primary school. Stradbroke and Framlingham provide schooling at High School level and Framlingham has a 6th form. Laxfield is fortunate to have 2 thriving pubs, both serving food, and an 8 acre communal playing field which has a large children's play area and bowls green. The newly refurbished village hall is in the centre of the village and once a month a market is held in and around the church and the Royal Oak pub. Laxfield is equidistant to Bury St Edmunds and Norwich, both about 30 miles, and 15 miles from Diss for the mainline train services to London Liverpool Street. The seaside towns of Southwold and Aldeburgh can be reached in about 30 minutes.

Property





This beautifully designed semi-detached house is nestled in the heart of the popular village of Laxfield. Built in 2023 by Denbury Homes, the property offers the benefit of 8 years remaining on the NHBC warranty. This stunningly presented property offers the perfect blend of modern elegance and cosy charm. On the ground level the kitchen offers custom upgraded olive green units with white quartz worktops and splash back, Neff slide and hide oven, integrated fridge freezer, dishwasher and washing machine. There are bespoke shutters installed throughout the property and with the added feature of electrical roller blinds to the patio doors. Grey scale hard flooring laid throughout the downstairs with underfloor heating, hand-made wool carpet laid to the stairs and plush grey carpets to the bedrooms.

The home features two spacious bedrooms, each generously sized and flooded with natural light, making them perfect for relaxation. The master bedroom offers plenty of storage space with double fitted wardrobes and bedroom two boasts a luxurious en-suite, providing a private sanctuary with sleek and stylish finishes. The family bathroom is equally as luxurious in its finish with a modern suite and custom picked natural travertine tiles to bathroom walls and floors. The bright open-plan living area is thoughtfully designed, allowing for seamless flow between spaces—ideal for entertaining or everyday living.

Outside

To the rear you'll find a delightful garden, with an extended patio area, perfect for alfresco dining or simply soaking up the sun. Tastefully landscaped with low maintenance borders. Convenience is further enhanced by off-street parking offered via a driveway to the side of the property.

Agents Note: In accordance with the Estate Agents Act 1979 we declare that the vendor of this property is a member of staff of TW Gaze.

Services

Mains water and electricity are connected to the property and heating is provided via an air source heat pump.

How to get there : What3Words

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Viewing

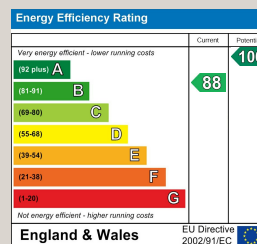
Strictly by appointment with TW Gaze

Freehold

Council Tax Band : B



Total area: approx. 68.0 sq. metres (732.4 sq. feet)



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