



Talbot Road, Woodbridge,
£430,000



- **Four Bedroom, Detached Family Home**
- **New Build Property**
- **Large Fitted Kitchen with White Goods**
- **Utility Room**
- **Large Garden with Detached Garage**
- **Two Parking Spaces**
- **Downstairs WC**
- **En-Suite to Master Bedroom**
- **High Demand Village Location**
- **8 Years Building Guarantee Remaining**

A stunning 4 bed detached house in a popular location of Suffolk, the quaint Village of Laxfield. Built by Denbury Homes in 2023, this New Build Development is situated on the edge of the village of Laxfield, just 16 minutes drive from Framlingham and 21 minutes drive from Saxmundham.

PROPERTY

This substantial Four Bedroom House offers a great opportunity for your next family home! Comprising a spacious Lounge, a generously sized Kitchen/Dining Room, with Utility Room and Storage Cupboards, French Doors into the large Rear Garden, laid to Lawn and Patio. There is a spacious Entrance Hall, with Downstairs WC, stairs up to the first floor, and doors into the kitchen and living room. Upstairs, there are Three Double Bedrooms, One Large Single Room, with wardrobes. There is an En-Suite to the Master Bedrooms, with Shower, WC and Basin. The family bathroom offers a Bath with Over-Head Shower, WC and Basin. The property is heated through an Air Source Pump, throughout.





LOCATION

Laxfield is a quaint village situated approximately 18 Miles North of Woodbridge and 10 Miles North of Saxmundham. There is a Co-Op Surpermarket, Public House, Church and Primary School, but allows easy access to nearby towns and villages with more amenities. Framlingham is close by with plenty of local amenities such as several Public Houses, shops, bakeries, butchers, hairdressers, supermarkets, restaurants, takeaways, the infamous Framlingham Castle and plenty more.

ENTRANCE HALL

Door to WC, Lounge and Kitchen, Carpeted

LIVING ROOM

15'4" x 12'7" (4.69m x 3.86m)

Door from Entrance Hall into Living Room, Double Glazed Window to Front Elevation, Double Doors into Kitchen/Diner.



KITCHEN / DINING ROOM

25'8" x 12'11" (7.84m x 3.94m)

Navy Wall and Base Units, Integrated Dishwasher, Oven and Hob. Space for freestanding Fridge/Freezer, Tiled Flooring, Tiled Splashback, French Doors into Garden, Door into Utility Room



UTILITY ROOM

Navy Base Units, space for freestanding Washing Machine, door to Right Elevation

WC

Door from Entrance Hall, WC and Basin, Obscured Window to Front Elevation

STAIRS AND LANDING

Stairs from ground floor Entrance Hall, up to first floor with doors to all Four Bedrooms, Bathroom, Airing Cupboard and Loft.

MASTER BEDROOM & EN-SUITE

12'9" x 11'3" (3.91m x 3.45m)

Carpeted Bedroom, Built-In Wardrobes, Door to Ensuite with Shower Cubicle, WC and Basin, Window to Front Elevation.

BEDROOM TWO

10'3" x 10'3" (3.14m x 3.13m)

Double Bedroom, Window to Front Elevation, Built In Wardrobes, Carpeted



BEDROOM THREE
9'8" x 9'4" (2.97m x 2.86m)
Double Bedroom, Window to Rear Elevation, Carpeted



BEDROOM FOUR
9'8" x 8'2" (2.95m x 2.50m)
Single Bedroom, Window to Rear Elevation, Built In Wardrobes, Carpeted



BATHROOM
Over-Head Shower, Bath, WC and Basin



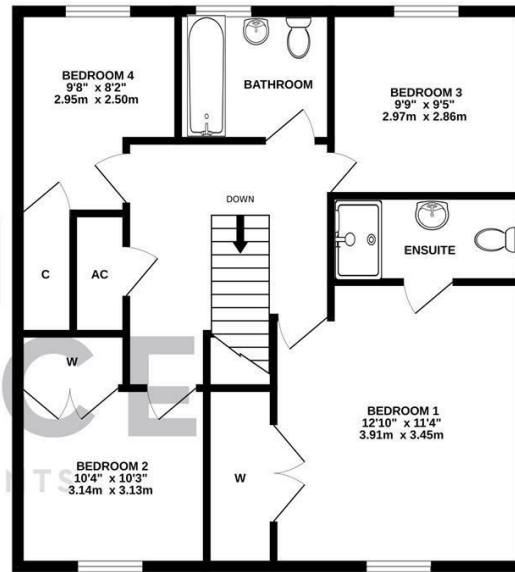
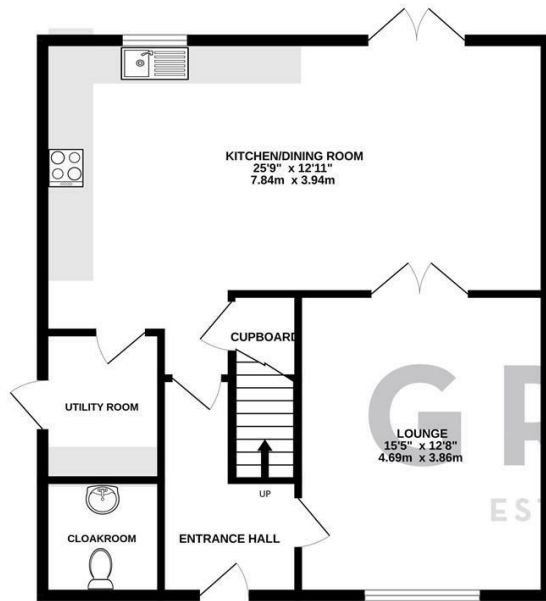
GARDEN
Large Rear Garden with Lawn and Patio, access to Garage





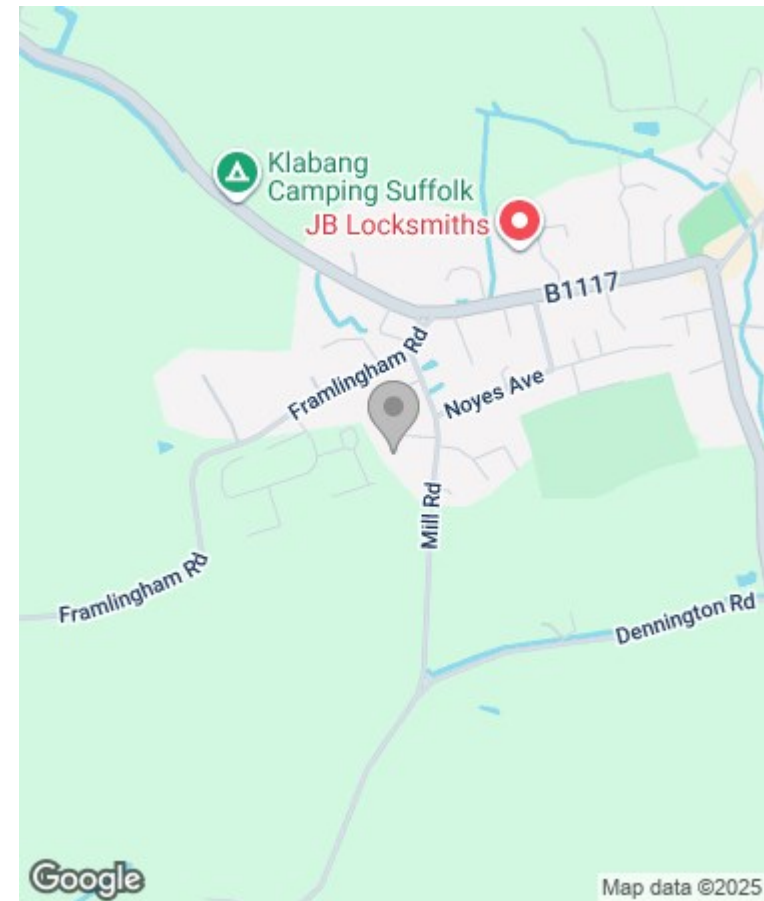
GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC