

41 Mill Road
Laxfield
Woodbridge
IP13 8EA





ATTIK
CITY | COUNTRY | COAST



41 Mill Road

Guide Price £375,000

A Wonderfully Extended Family Home...

Set towards the edge of the picturesque village of Laxfield, 41 Mill Road offers the perfect balance of rural tranquillity and village life. This beautifully presented, thoughtfully extended home enjoys peaceful surroundings, open countryside moments away, and easy access to Suffolk's charming market towns and coast.

From the moment you arrive, there's a sense of space and calm. A gravelled driveway provides ample off-road parking, with the potential for more if needed, while the front garden offers an attractive lawned approach.

Inside, the home unfolds with warmth and style. A central hallway leads to three generously sized double bedrooms, each filled with natural light. The former lounge—now the principal bedroom—features a cosy wood-burning stove and an expansive front window offering pleasant views. The other two bedrooms are equally versatile, one currently a nursery and the other a vibrant child's room.

One of the standout features is the stylish bathroom, cleverly reimaged from the old kitchen. With bold patterned tiles, half-panelled walls, and a luxurious freestanding bath, it's a space designed to be enjoyed. A separate walk-in shower enclosure with rainfall and handheld shower heads, along with a tropical wallpapered ceiling, adds a quirky, boutique hotel feel.

Beyond the original footprint, the impressive rear extension steals the show—a vast open-plan kitchen, dining and living space with vaulted ceilings and skylights. The kitchen island comfortably seats six, complemented by a range cooker, sleek cabinetry, and integrated appliances. Bi-fold doors open onto a tiled patio, making indoor-outdoor entertaining effortless. The adjacent utility/boot room is fitted with hardwood worktops, a ceramic sink, and underfloor heating—perfect for muddy boots and busy households.

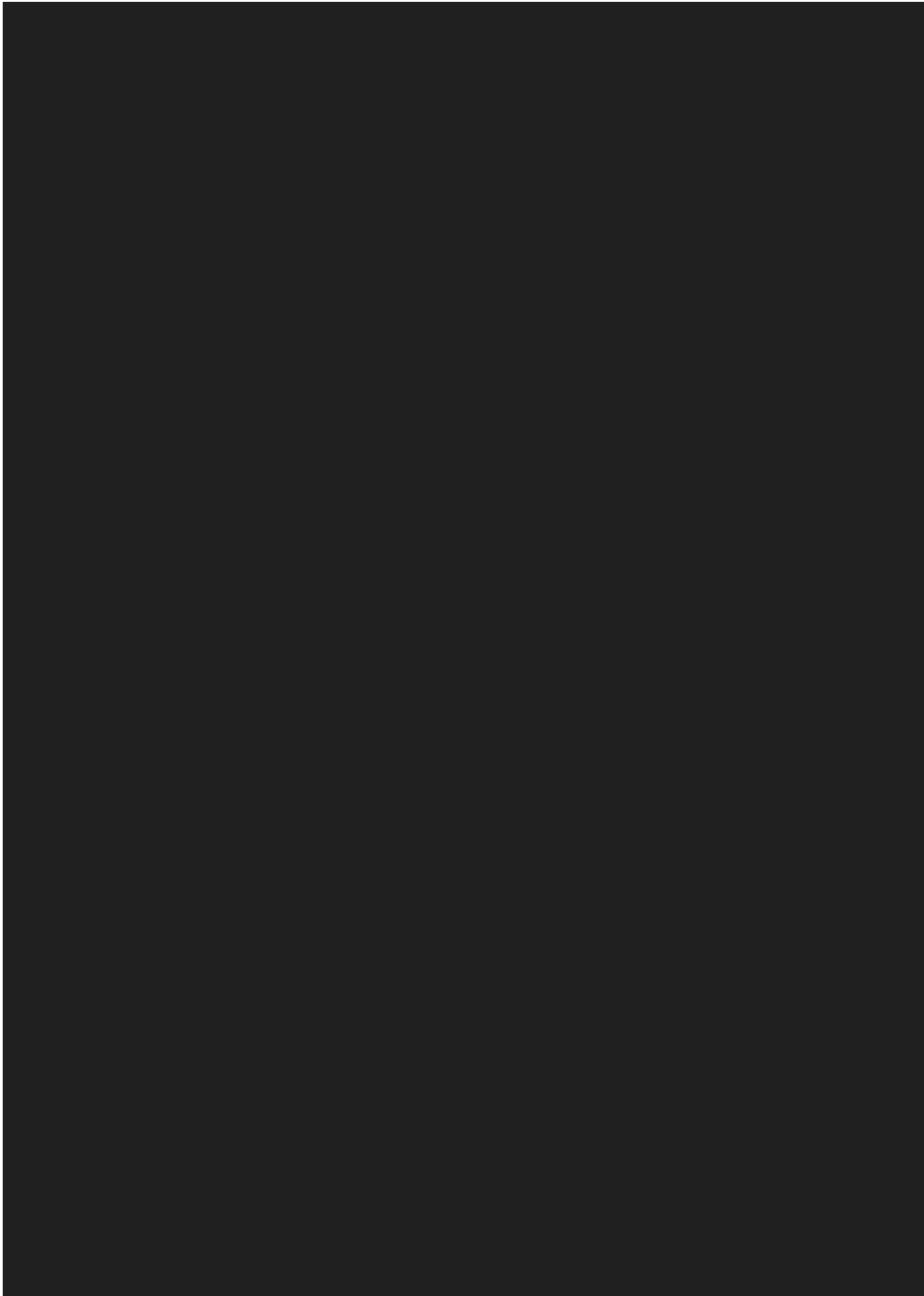
Outside, the south-facing rear garden is a private haven. Fully enclosed with fencing and hedges, it includes a sunny patio area, raised beds, summerhouse, tool shed, greenhouse, and even a dedicated kids' zone with football goals and trampoline. A peaceful veg patch and fruit trees sit at the far end—ideal for keen gardeners or those seeking a little self-sufficiency. There's also a pre-prepared area for a studio/home office at the very end of the garden.

Location-wise, Laxfield offers a strong sense of community, a pub, shop, and primary school all within walking distance. The well-regarded towns of Framlingham, Halesworth, and Saxmundham are nearby, while the beautiful Suffolk coast—including Southwold, Walberswick and Aldeburgh—is just a 25–30 minute drive.

Agents notes...

A pre-recorded walkaround tour is available for this property

New EPC to follow.





TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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.
Made with Metropix ©2025

Local Authority
Mid Suffolk

Council Tax Band
B

Directions

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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

ATTIK
CITY | COUNTRY | COAST



Halesworth Office Sales
ATTIK in the Attic
The Cut New Cut
Halesworth
Suffolk
IP19 8BY

Contact
01986 899532
enquiries@attikccc.co.uk
www.attikccc.co.uk