

Plot 16 Beauly  
Place  
Laxfield  
Woodbridge



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# Plot 16 Beauly Place

## Guide Price £575,000

### The Exceptional New Build Detached Home...

Tucked away at the end of a peaceful cul-de-sac within the sought-after Beauly Place development, Plot 16 offers an outstanding opportunity to acquire a beautifully designed four/five-bedroom detached home, ready for occupation in autumn 2025. Part of the final phase of Cullingford Close, this exclusive collection of homes is being constructed by Beauly Homes Ltd – a Suffolk developer renowned for their high-quality craftsmanship and attention to detail.

This spacious property combines traditional Suffolk architectural styling with a superb modern specification. The accommodation is thoughtfully arranged to provide both generous living spaces and practical family features. The triple-aspect kitchen/dining room is the heart of the home, fitted with Mackintosh units, stone or quartz worktops, and integral branded appliances. A central island and French doors leading to the sandstone-paved patio create a perfect space for both everyday living and entertaining. The elegant triple-aspect lounge features a fireplace and additional French doors to the garden. A separate utility room, downstairs WC, and study/bedroom five add further versatility, while upstairs all four double bedrooms are fitted with built-in wardrobes. Two are dual-aspect en-suite rooms, complemented by a stylish family bathroom.

Externally, the property benefits from a double garage, two driveway parking spaces, and landscaped gardens with Indian sandstone patio and seeded lawns. Traditional brick and/or colourwashed elevations beneath pantile roofs are complemented by uPVC windows, timber fascias and soffits, and stone window sills. Underfloor heating, powered by an air-source heat pump, ensures the home is both comfortable and energy-efficient.

Laxfield itself is one of north Suffolk's most desirable villages, boasting two highly regarded public houses – The Royal Oak and The King's Head – a well-stocked Co-op, primary school and pre-school, museum, and local sports clubs including cricket, bowls, and football. The historic market town of Framlingham lies just 7 miles to the south, offering a wider range of shopping, schooling, and leisure facilities. The Heritage Coast is around 15 miles to the east, whilst Ipswich and Norwich are both within approximately 25 miles. For commuters, Diss mainline station is about 14 miles away, providing direct services to London Liverpool Street.

Plot 16 at Beauly Place represents a rare chance to purchase a high-quality, energy-efficient new build in an established village setting, combining modern comfort with timeless Suffolk charm.

### Agents notes...

Reservation: A reservation deposit equivalent to 1% of the purchase price will be required, subject to a maximum of £5,000. For further conditions on the reservation agreement, please speak to the team.

An annual service charge will be payable in relation to the maintenance of the communal road, attenuation basin and any communal landscaping areas.

EPC: Yet to be rated, expected B for all properties.

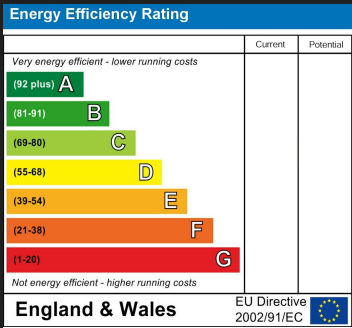
Internal photos are for illustration purposes only; and are of recently completed projects in the local area.



Local Authority  
Mid Suffolk

Council Tax Band  
New Build

Directions



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



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



Contact  
01986 899532  
[enquiries@attikccc.co.uk](mailto:enquiries@attikccc.co.uk)  
[www.attikccc.co.uk](http://www.attikccc.co.uk)