



## Laxfield, Suffolk

Guide Price £245,000

- No Onward Chain
- Electric Heating
- Living Room Overlooking the Garden
- Beautiful South Facing Garden
- Double Glazing
- 3 Bedrooms
- Garage & Parking
- Large Fitted Kitchen/Dining Room
- EPC - E



# Noyes Avenue, Laxfield

A well presented mews house with idyllic south facing garden in this sought after of Laxfield, situated about half-way between the Suffolk market towns of Halesworth and Framlingham, just 30 minutes' drive from the coast at Southwold or Aldeburgh. It also boasts good access to London Liverpool Street from Diss. It has a population of more than 800, consisting of a mix of long established families and many who have moved into the area. In the centre, near the wonderful All Saints Church and the historic Guildhall, is a thriving modern Co-op store and two handsome pubs and a sports field.



Council Tax Band: C



## DESCRIPTION

Tucked away in a quiet setting, this well-presented mews house offers comfortable, well-planned accommodation ideal for modern living. The property features off-road parking and a garage conveniently located to the rear.

Inside, the home benefits from double glazing and efficient individual electric radiators. The welcoming entrance hall leads into a bright and spacious living room that enjoys views over the beautifully maintained south-facing garden. The generous kitchen/dining room provides an excellent space for both family meals and entertaining with casement doors opening onto the raised patio and garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, a raised paved terrace steps down to a delightful lawned garden with a sunny southerly aspect, complete with a raised deck area and pergola—perfect for outdoor relaxation and al fresco dining.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor.

### SITTING ROOM

Window overlooking the rear garden. Below stairs cupboard.

### KITCHEN/DINING ROOM

Range of fitted timber fronted and painted base wall cupboards, work surfaces and single drainer sink unit. Plumbing for washing machine and dishwasher. Casement doors opening to the garden.

## FIRST FLOOR

### LANDING

Built in airing cupboard.

### BEDROOM

Windows overlooking the rear garden.

### BEDROOM

Window overlooking the rear garden. Built in wardrobe.

### BEDROOM

Roof light to rear.

### BATHROOM

Suite comprising panel bath with electric shower over. Hand basin and WC. Opaque window, electric towel rail.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains electricity, water and drainage.

## VIEWINGS

Please contact Flick & Son, 23A New Market Beccles NR34 9HD for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)  
Tel: 01502 442889 Ref: 20815/RDB.

## FIXTURES AND FITTINGS

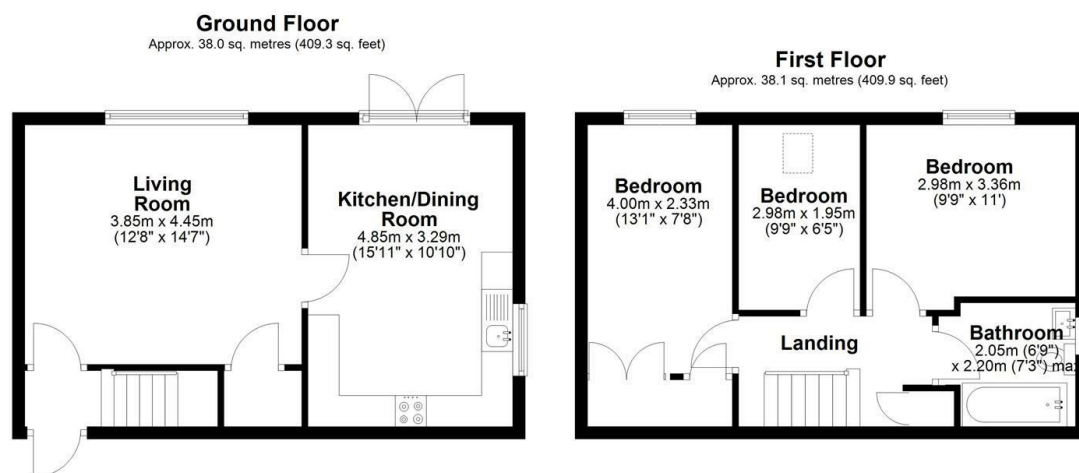
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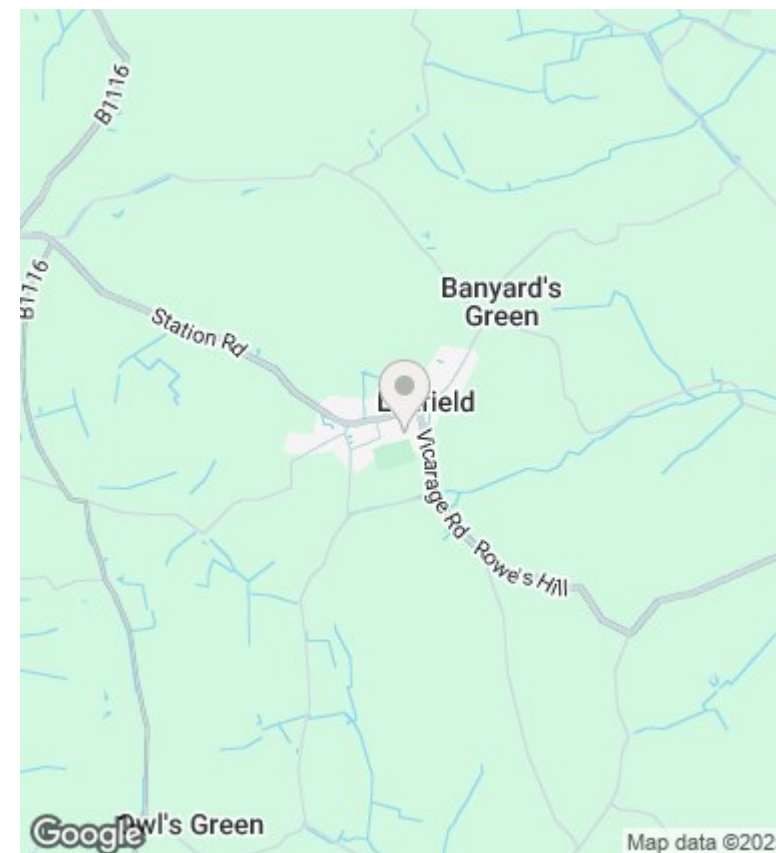








Total area: approx. 76.1 sq. metres (819.2 sq. feet)

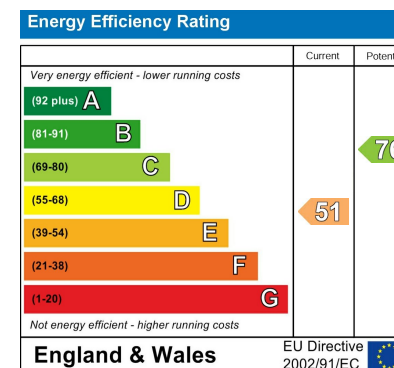


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)