



Anderson House, Laxfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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Anderson House is a beautiful, double fronted detached family home built in 2022 by Denbury Homes. Immaculately presented, it sits on a large plot with over 1600sq ft of accommodation to include large kitchen/breakfast/family room, two reception rooms, 4 bedrooms, 3 bathrooms, utility room and double garage. Air source heat pump and an excellent standard of internal finish.

LOCATION - Anderson House is centrally located in the heart of the much-admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is within about 14 miles



INTERNAL - The front door leads to a spacious entrance hall finished with ceramic tiled flooring which continues through into the large kitchen / breakfast / family room. The ground floor has generous reception areas including a spacious living room with an inset cast iron log burner and oak mantle with French doors leading to the rear garden and to the front of the house is a further reception room with views to the front of the house. There is also a ground floor cloakroom neatly tucked away, as well as understairs storage. The centre piece of the ground floor is the stunning dual aspect kitchen / breakfast / family room. It features a bespoke shaker-style kitchen equipped with integrated appliances and a Rangemaster cooker. There is also a utility room which features an additional sink, further useful worktop space, plumbing and space for a washing machine and a further door which leads into the garden.

The first floor offers a galleried landing leading to four spacious bedrooms, two with en-suite bathrooms and a generous family bathroom. The master bedroom has generous fitted wardrobes and en-suite bathroom with large shower cubicle, wc and sink. There are two further double bedrooms both with fitted wardrobes and one with an en-suite. A fourth bedroom with views of the garden completes the accommodation.

Anderson House has been beautifully designed and benefits from a high level of finish to include, water softener, burglar alarm, wooden double glazed sash windows and air source heat pump with underfloor heating throughout the ground floor.



EXTERNAL - To the side of the house a graveled drive leads to a generous double garage with one motorised and one manual up and over door and further pedestrian door leading to the rear garden. There is space for parking numerous cars on the driveway. The rear garden is very generous with south facing aspect and benefits from a large natural stone patio ideal for entertaining, large lawn area, fruit trees and some raised borders.

TENURE: The property is freehold and vacant possession will be given upon completion.

SERVICES: Air source heat pump, mains water, drainage and electricity.

LOCAL AUTHORITY: Mid Suffolk District Council

Tax Band: E

EPC: B

Postcode: IP13 8FS

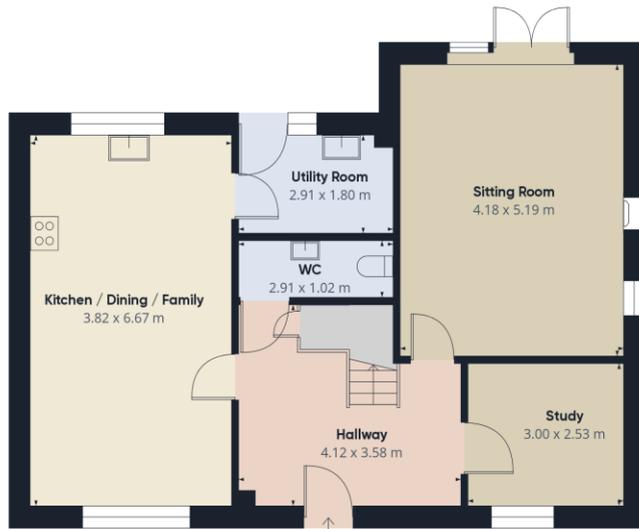
What3Words: ///deny.subplot.sunset

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

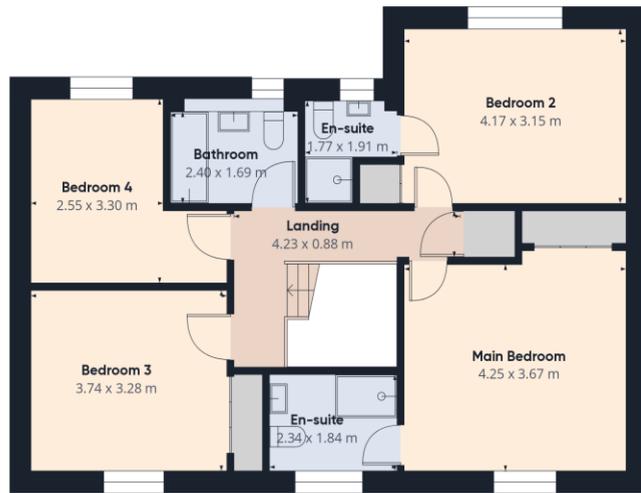
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



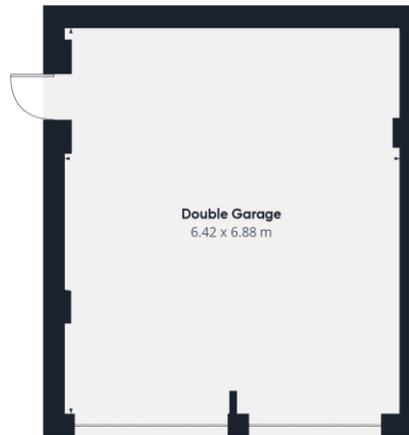




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
195.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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