



The Rookery, Laxfield, Suffolk



A stunning three bedroom detached village home combining modern convenience with character. In the heart of the village this spacious property benefits from three double bedrooms, large kitchen/dining room, outside entertaining space, landscaped gardens, off road parking and garage.

LOCATION - The Rookery 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. Laxfield community monthly market is held on the first Saturday of the month from March through to November. 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 you into a spacious and welcoming panelled entrance hall with tiled flooring and stairs rising to the 1st floor with a further door leading into the rear garden. To the right of the house is the impressive kitchen/dining room. This generous room spans the width of the property with windows to both aspects and ample room for a large dining table. The kitchen area is fitted with a lovely selection of cream painted wooden wall and base units under a granite worktop along with a central island. There is an integrated dishwasher, washing machine, and inset double sink along with a feature brick fireplace housing the electric range cooker. There is a separate pantry cupboard. Off the entrance hall is a study with fitted cupboards for storage and tiled floor with a window to the front and a separate cloakroom with opaque window, wc and basin. To the left of the house is the charming sitting room which has a feature fireplace with beam over and inset wood burner with a window to the front and fitted shutters. Glazed double doors open through to a more contemporary extension with an impressive, vaulted ceiling with feature glazed panels and windows overlooking the garden and doors leading out. Currently used as a dining room but it would also make an ideal snug, playroom or garden room.

Stairs rise to the 1st floor with the main bedroom to the right, an impressive sized room, light filled with windows to both aspects and vaulted ceilings. This room cleverly has wardrobes inset behind the bedhead wall. The en-suite bathroom has a large shower, wc and sink set into a vanity unit with a heated towel rail and opaque window to the front with fitted shutters. The landing has a deep airing cupboard. The second bedroom also has a vaulted ceiling into the eaves with a window with views of the rear garden and Laxfield Church beyond. The third bedroom overlooks the front of the house and benefits from a large, fitted wardrobe. The main bathroom overlooks the rear garden with a bath, basin, wc and heated towel rail.

Constructed in 2003, this home is fully double glazed and benefits from modern design and construction while at the same time feeling established and full of character thanks to its thoughtful design.



EXTERNAL - There is a neat hedge to the front of the property. A paved path leads from the drive along to the front door and beyond to a side gate. There is a large, shingled driveway providing plenty of off-road parking and it leads to the garage. The garage has power and light connected and a side door into the rear garden.

The rear garden is a tranquil haven which backs on to Laxfield Church. There is a large patio close to the house with a superb covered entertaining area with glass roof and glass sides. This special area provides the perfect sheltered spot for year-round use. Steps lead up to a lawned area and a path leads to the side of the property where there is a further private patio area.

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

SERVICES: Oil fired Central heating, main drainage, water and electricity.

LOCAL AUTHORITY: Mid Suffolk District Council

Tax Band: D

EPC: TBC

Postcode: IP13 8DR

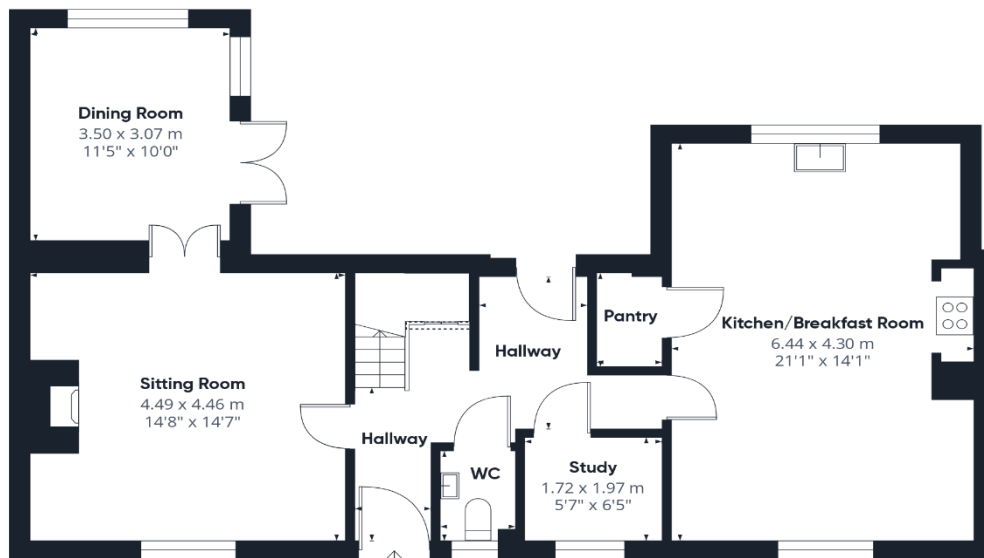
What3Words: [///bordering.property.distracts](#)

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

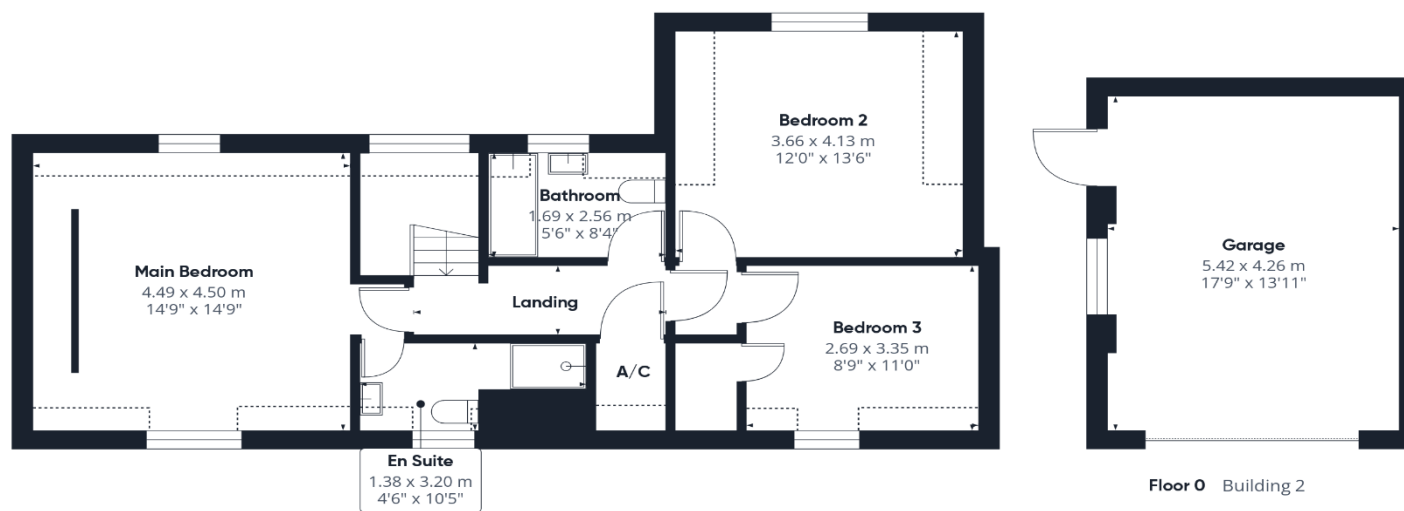
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Floor 0 Building 1



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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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

