



St. Marys Cottage Bickers Hill, Laxfield Woodbridge IP13 8DP

welcome to

St. Marys Cottage Bickers Hill, Laxfield Woodbridge

We are pleased to present to market this two bedroom semi-detached cottage, with two en-suites, open plan kitchen/dining space, living room with wood burner, ground floor cloakroom and courtyard garden. Beautifully presented throughout, turnkey ready for a new owner, with a complete onward chain.

Location

Laxfield is about half-way between the Suffolk market towns of Halesworth and Framlingham, just 40 minutes' drive from the coast at Southwold or Aldeburgh. It has a population of more than 800, consisting of a mix of long established families and many who have moved into the area.

The village is situated on the B1117 and close to the B1116 which runs from Dennington to Harleston. Just off the main road, called The Street, there are the school and pre-school, the village hall and the Baptist chapel. In the centre, near the wonderful All Saints Church and the historic Guildhall are a thriving modern Co-op store and two handsome pubs.

It is still mainly an agricultural community, although many small businesses thrive and many residents commute to surrounding towns or even to London for work. It is a village community, with a wide range of activities, making Laxfield attractive to all ages from the pre-school group to the sheltered housing residents of Hartismere House.

Summary

Nestled on a quiet road in the charming village of Laxfield, this immaculately presented two bedroom semi-detached cottage offers a haven of comfort and style.

Step inside to discover a beautifully appointed interior, where modern touches blend seamlessly with the traditional charm of the property. The open-plan kitchen/dining room is a true delight, boasting sleek, contemporary cabinetry, integrated appliances, and a spacious dining area perfect for entertaining. Bi-fold doors lead out onto a private

courtyard garden, ideal for al fresco dining or simply relaxing amidst the tranquil surroundings. Cosy up by the crackling fire in the inviting living room, featuring a stylish wood burner that adds a touch of warmth and character.

Each of the two bedrooms boasts its own en-suite bathroom, ensuring privacy and convenience for both residents and guests. With a completed onward chain, this exceptional cottage offers a truly stress-free move-in experience.

Immerse yourself in the peaceful allure of Laxfield, a village steeped in history and charm, while enjoying the comfort and modernity of this delightful home.

Accommodation

Entrance Hall

Composite entrance door into hallway with tiled flooring, double glazed window to side aspect and stairs to first floor.

Living Room

17' 2" x 13' 1" (5.23m x 3.99m)

Carpeted flooring, radiator, wood burning stove and two double glazed windows to front aspect.

Kitchen, Dining Room

22' 4" x 13' 11" (6.81m x 4.24m)

Base level units with adjoining wooden worktop, integrated slimline dishwasher, waste disposal and wine fridge. Space for fridge/freezer. SMEG range electric oven to remain with extractor hood over. Three tall fitted pantry cupboards. Twin ceramic sink with mixer tap over. Tiled flooring, two radiators, double glazed window to front and double glazed





bi-folding doors to rear.

Utilities Cupboard

With space for washing machine and tumble dryer.
Tiled flooring and extractor fan.

Cloakroom

Two piece suite comprising of low level WC and vanity wash hand basin. Tiled flooring and radiator.

Landing

Loft hatch.

Bedroom One

14' 7" x 13' 4" (4.45m x 4.06m)
Carpeted flooring, radiator, loft hatch, large walk in wardrobe with hanging space, shelving and carpet. Two double glazed windows to front aspect. Access into:-

En-Suite

Three piece suite comprising of fully tiled double shower, low level WC and vanity wash hand basin. Tiled flooring, heated rail, extractor fan and sky light.

Bedroom Two

13' 8" x 9' 10" (4.17m x 3.00m)
Carpeted flooring, radiator, fitted wardrobe with hanging space and shelf. Double glazed window to front aspect. Access into:-

En-Suite

Three piece suite comprising of fully tiled enclosed P shape bath with shower over, low level WC and vanity wash hand basin. Tiled flooring, extractor fan, heated rail and obscure double glazed window to rear aspect.

Outside

Front Garden

Fence enclosed, mostly lawn with various shrubs and pathway to front door and side gate.

Rear Garden

Fence enclosed, courtyard style with fitted bench and outdoor lighting.

Services

Mains Electricity
Mains Water
Mains Drainage
Air Source Heat Pump



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St. Marys Cottage Bickers Hill, Laxfield Woodbridge

- Semi-Detached Cottage
- Two Double Bedrooms
- Two En-Suites Plus Ground Floor Cloakroom
- Open Plan Kitchen/Dining Room With Bi-fold Doors
- Living Room With Log Burner
- Front Garden & Rear Courtyard Garden
- Complete Onward Chain
- Desirable Village Location

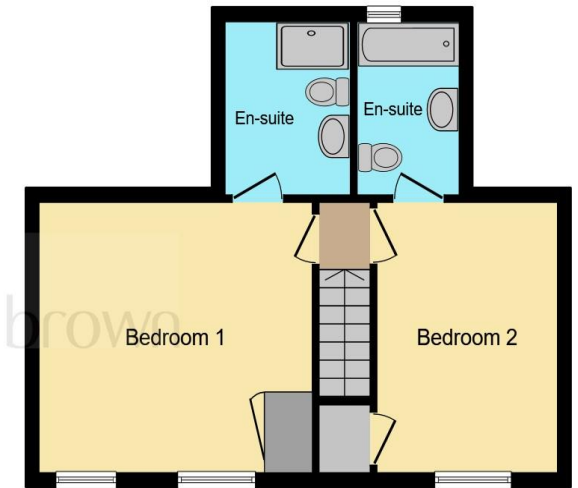
Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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