



Bickers Hill Road, Laxfield Woodbridge IP13 8EZ



welcome to

Bickers Hill Road, Laxfield Woodbridge

Nestled on a quiet road in the charming village of Laxfield, is this two bedroom semi-detached property with a large east facing garden with views over the greenland. Benefits from two spacious reception rooms, utility room, two double bedrooms and single garage.

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.

Accommodation

Entrance Hall

Front aspect door, radiator, carpet, stairs leading to the first floor and door to;

Lounge

14' 2" x 11' 4" (4.32m x 3.45m)

Front aspect double glazed window, understairs storage cupboard, wooden flooring, radiator, inset wood burning stove, tv and telephone points. Door to;

Kitchen

15' 1" x 7' 2" (4.60m x 2.18m)

Two rear aspect double glazed windows and door leading into the utility room. Fitted kitchen with wall and base units, tiled splash back, wooden work surfaces, butler sink, radiator, Cookmaster electric oven with extractor hood, spaces for washing machine and fridge.

Utility Room

10' 4" x 6' 9" (3.15m x 2.06m)

Dual aspect doors leading to the garage and conservatory/sun room. Wooden flooring, radiator, cupboard housing boiler and spaces for fridge or freezer.

Conservatory/ Sun Room

15' 11" x 9' 5" (4.85m x 2.87m)

Rear aspect double glazed windows and french doors leading out into the rear garden, wooden flooring, panelled walls and tv point.





Landing

Side aspect double glazed window, carpet and loft hatch. Doors to;

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

Front aspect double glazed window, fitted wardrobes, cupboard with shelving, wooden flooring and radiator.

Bedroom Two

10' 4" x 8' 9" (3.15m x 2.67m)

Rear aspect double glazed window, radiator, fitted double wardrobe with mirror sliding doors, airing cupboard and wooden flooring.

Bathroom

Side aspect double glazed window, freestanding roll top bath with mixer taps, low level flush wc, pedestal wash hand basin, radiator, wooden flooring, exposed brick and extractor fan.

Outside

To the front the property is a small laid to lawn area, shingled driveway providing off road parking for multiple vehicles with access to the garage.

The rear garden is mainly laid to lawn a large garden shed and a smaller one, oil tank, decking making this a great spot to relax and dine in throughout the summer months, mature planted trees and enclosed via fencing.

Outdoor Wc

Brick outbuilding, side aspect window and wc.

Garage

Up and over door, side aspect door to the garden, power and light.

Services

Mains Drainage

Mains Water

Mains Electricity

Oil Fired Central Heating

Council Tax Band: B



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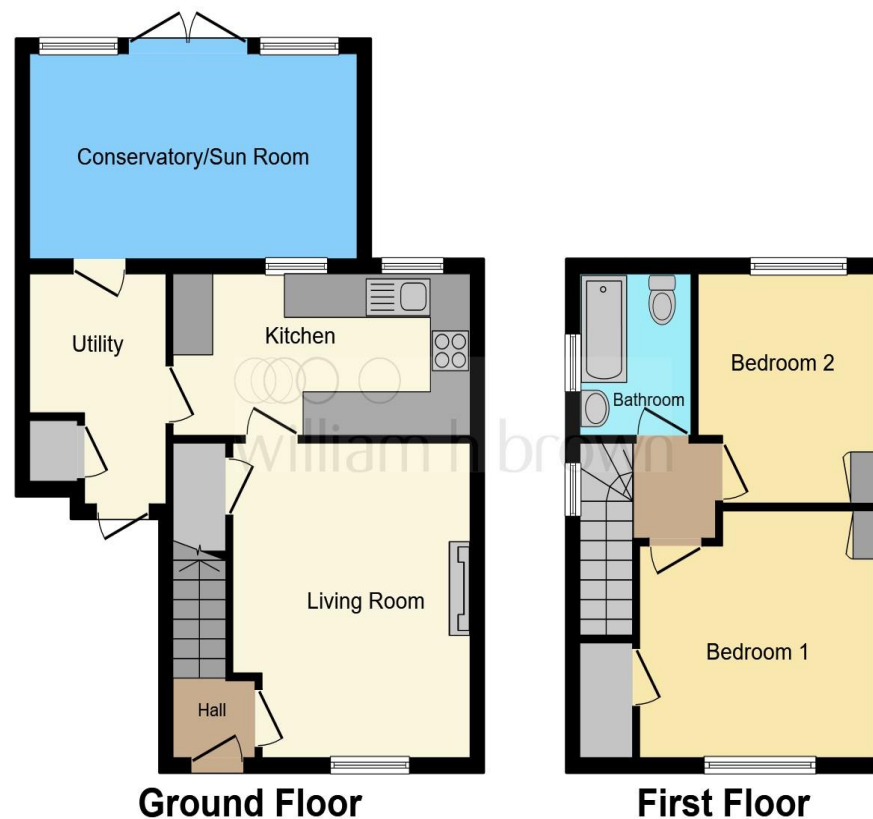
Bickers Hill Road, Laxfield Woodbridge

- Semi-Detached Property With Views Over The Geenland
- Kitchen With Utility Room
- Two Spacious Reception Rooms
- Family Bathroom
- Two Double Bedrooms With Fitted Wardrobes
- Decent Sized East Facing Garden
- Single Garage With Ample Off Road Parking
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£260,000



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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Property Ref:
FLH105065 - 0002

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