



2 FISHER CLOSE
LAXFIELD, IP13 8FG



A delightful three bedroom detached home, located in the popular village of Laxfield with an enclosed rear garden and ample off road parking. A must view!

Upon entering the property you step into the spacious hallway that features convenient storage cupboards and a downstairs WC. To your right of the hallway is a generous sitting room, overlooking the front aspect. This room has ample natural light and also benefits from a wood burner as the main focal point of the room. Moving through the hallway, you reach the kitchen/diner - the heart of the home. This sociable space boasts a breakfast bar/central island and offers an excellent range of wall and base units, along with integrated appliances including a double oven, microwave, wine fridge, fridge, and freezer.

Upstairs the landing is notably spacious with full height storage cupboards. The master bedroom is a large room with ensuite bathroom boasting a shower, basin and toilet. The second room is another large double, with built in wardrobes, overlooking the side and rear aspect. Finally, bedroom three, also with built in wardrobes, is currently set up as a nursery but is a versatile small double. The family bathroom boasts a bath with shower over, basin and toilet.

Outside there is ample off-road parking on the driveway. There is the benefit of a single garage which the current owners have partially converted into a summer house with bi-fold doors out to the garden. The garden to the rear of the property is fully enclosed, partially walled and is mainly laid to lawn which offers a private and peaceful outside space.

Overall, this detached home offers a wonderful space for family life and sociable living whilst being located in the popular, active village of Laxfield.

SERVICES Mains water, drainage and electricity are connected to the property. Heating is provided by way of an air source heat pump. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: Mid Suffolk Council – Tax band E

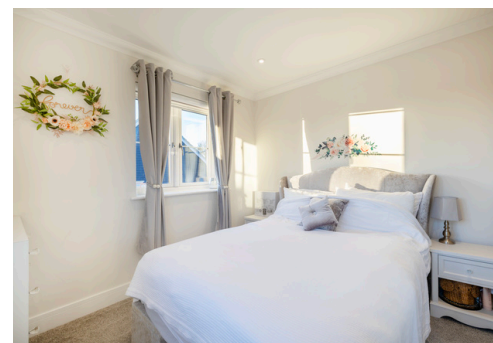
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – B

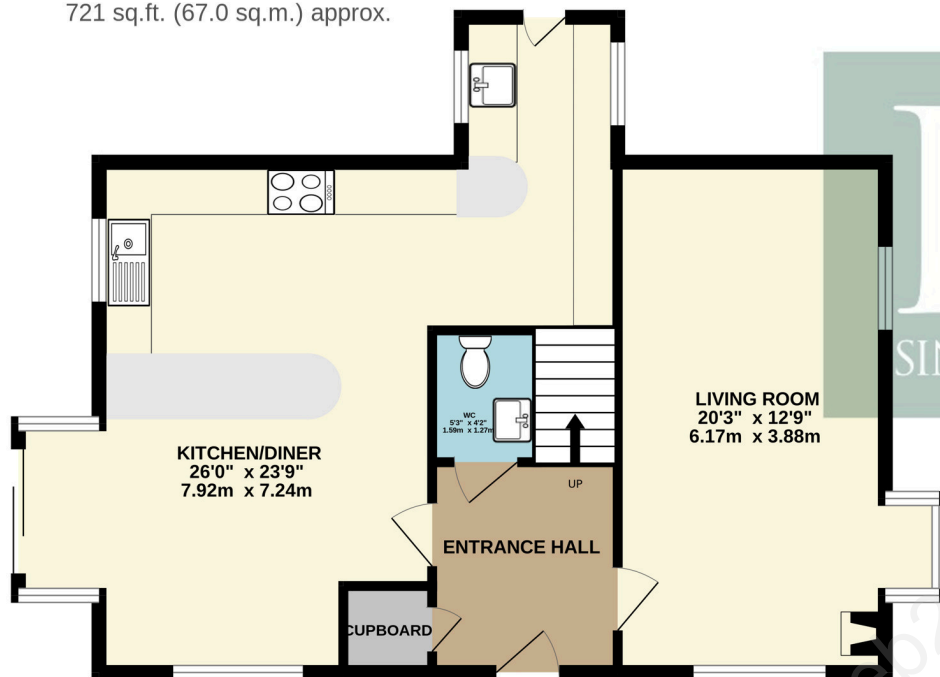
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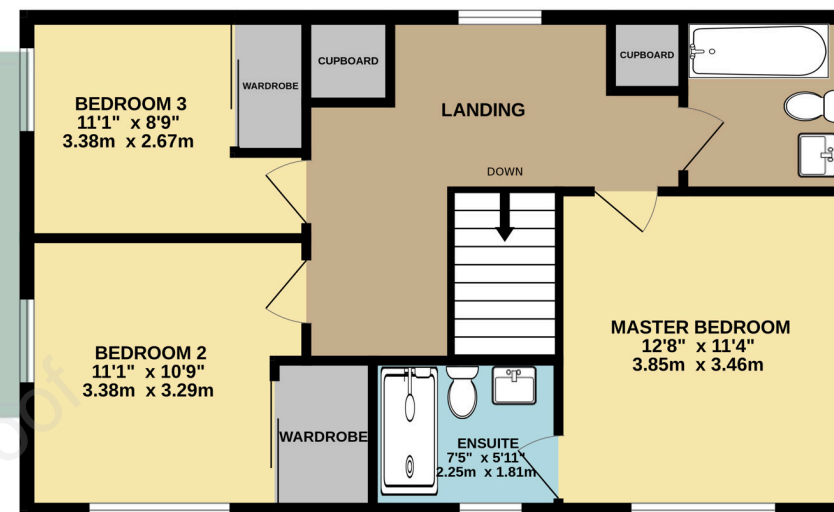


FLOOR PLAN

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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