



40 NOYES AVENUE

LAXFIELD, WOODBRIDGE, IP13 8EB



40 Noyes Avenue is a mid terraced two bedroom property with off road parking, garden and garage!

Upon arrival, a single step leads up to the front porch, where the property's fuse box is located. From here, you enter directly into a spacious, front-facing sitting room, which also provides access to the staircase leading to the first floor. To the rear of the ground floor is the open-plan kitchen and dining area, fitted with a range of base and wall units, an electric oven and hob, a sink, and space for additional appliances. The kitchen enjoys views over the rear garden and offers direct access outside through sliding patio doors, creating a bright and inviting space for dining and entertaining.

Upstairs, the landing leads to two bedrooms and the family bathroom. Bedroom One is a generous double room overlooking the rear garden, featuring a built-in storage cupboard above the stairs and a Velux window that fills the space with natural light. Bedroom Two is a single room with a front-facing aspect and a built-in cupboard housing the water tank, which was replaced in 2024. The family bathroom includes a bath with shower attachment, toilet, wash basin, and a Velux window. A new bath panel and shower attachment were also installed in 2024.

Externally, the property benefits from a single garage with an up-and-over door, two allocated off-road parking spaces, and additional on-street parking if required. The enclosed rear garden features a patio area, lawn, mature flower beds, and a gated rear access, providing a private and pleasant outdoor space. Further improvements include replacement windows installed in 2015, an upgraded modern electric heating system (2019), renewed guttering and fascia boards, and new carpets fitted during the vendor's ownership.

Tenure - Freehold - Vacant possession of the freehold will be given upon completion.

SERVICES - Mains electricity, water and drainage are connected to the property. Heating is by way of electric storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – Mid Suffolk – B

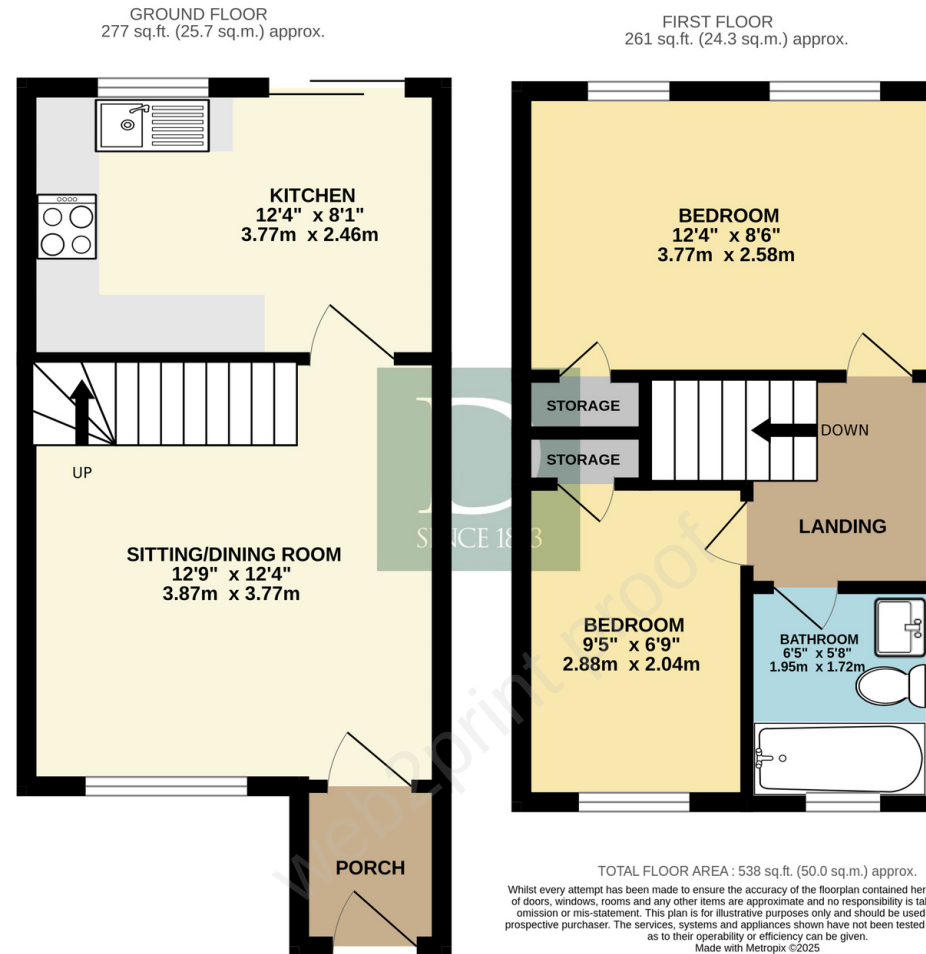
EPC – TBC

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





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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