



16 HOME MEADOW  
LAXFIELD, IP13 8DG





Located in a peaceful cul-de-sac within the village of Laxfield is this delightful three bedroom end terrace property with single garage and off road parking.

**The property is an attractive and well-presented semi detached 3 bedroom house on a corner plot with off-road parking and a single garage. It is located within a popular residential cul-de-sac in the sought-after village of Laxfield.**

**The front door opens to the entrance hall with stairs to the first floor. The hall leads into the spacious 'L-shaped', double-aspect open-plan sitting/dining room with patio doors to the garden. There is a door from the dining area to the kitchen which is comprehensively fitted with a range of wall and base units. On the first floor there are three bedrooms, two of which are double and a family bathroom.**

**There is a delightful rear garden with a patio to the rear of the house for alfresco dining adjoining the lawn. The property has an open aspect to side. The garage is to the front of the house and there is useful storage area to the side.**

#### LOCATION

Laxfield is a small village situated approximately 8.6 miles from the market town of Halesworth, 7 miles from the market town of

Framlingham and 10 miles from the market town of Harleston with a wide range of shops and schools for all age groups. Diss is around 14.5 miles to the North West with a mainline rail link to London Liverpool Street and the popular and picturesque coastal town of Southwold just 16.5 miles to the East and the Suffolk Heritage Coast.

#### SERVICES

Oil fired heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk Council & Tax Band C

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.



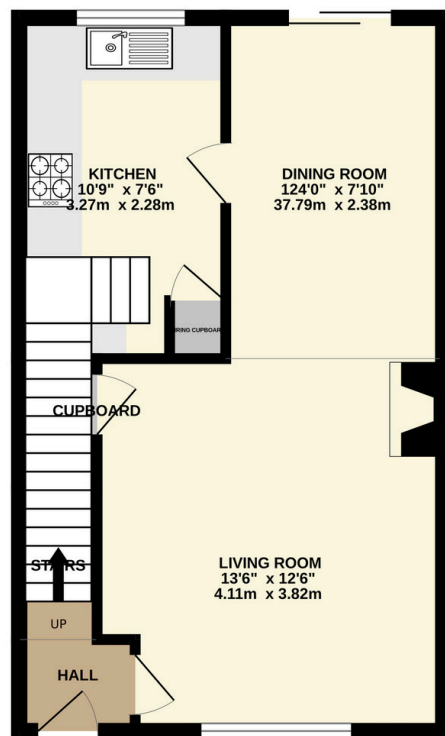




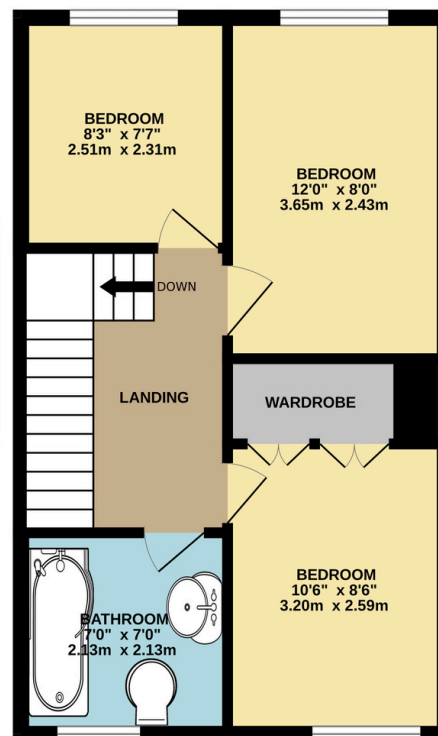


## FLOOR PLAN

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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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## LOCATION MAP



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

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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## CONTACT US

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