

A modern, two bedroom, end of terrace house in a cul-de-sac location with generous garden to rear in the heart of the popular village of Laxfield.

Guide Price
£255,000 Freehold
Ref: P7625/B

11 Home Meadow
Laxfield
Suffolk
IP13 8DG



Entrance hall, sitting/dining room, conservatory and kitchen.
Two double bedrooms and family bathroom.
Off-road parking for three vehicles.
Open-plan garden to front and generous gardens to rear.

Contact Us



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Location

11 Home Meadow is situated in a cul-de-sac location in the heart of the popular village of Laxfield. Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with inter-city rail services to London's Liverpool Street Station is within about 14 miles.

Description

11 Home Meadow is a modern, two bedroom, end of terrace house of brick and block construction with rendered and colourwashed elevations under a pitched tiled roof. It is located in a cul-de-sac position in the popular village of Laxfield. During the current owners tenure, the property has been refurbished throughout and has been maintained beautifully. Externally there are open plan gardens to the front and an enclosed garden to the rear which is unique in that it has been extended beyond what one might expect and includes an area of garden with fruit trees and a large timber shed. The garden extends to approximately a quarter of an acre.

The accommodation is well laid out and from the front door, you enter into the hallway which has stairs rising to the first floor landing, laminate style flooring and a wall mounted radiator. A door from here takes you to the sitting/dining room which has a bay window to the front, wall mounted radiator, understairs cupboard, laminate style flooring, a sliding door to the rear conservatory and an opening to the kitchen. The conservatory has a brick built base, windows, polycarbonate roof, ceramic tiled flooring, wall mounted radiator and partially glazed door to the garden. From the dining area there is an opening into the kitchen. This has been recently refitted and has a window to the rear. It is fitted with a matching range of fitted wall and base units, wood effect worktops with upstands and incorporates a stainless steel single drainer sink unit with mixer tap over, four ring induction hob with stainless steel extractor hood over and electric oven under, integrated fridge freezer and waste recycling system.

From the entrance hall stairs rise to the first floor landing where there are doors off to the bedrooms. Bedroom one is a generous double room with two windows to the front, wall mounted radiator and a built-in wardrobe with hanging rails and shelving. Bedroom two is a further double room with window to the rear and wall mounted radiator. The family bathroom has also recently been refitted and comprises a roll top bath with ornate mixer tap over and mains fed drench shower with handheld attachment, tiled surround and glass screen, basin with drawer under and mixer tap over, low-level WC and wall mounted radiator.

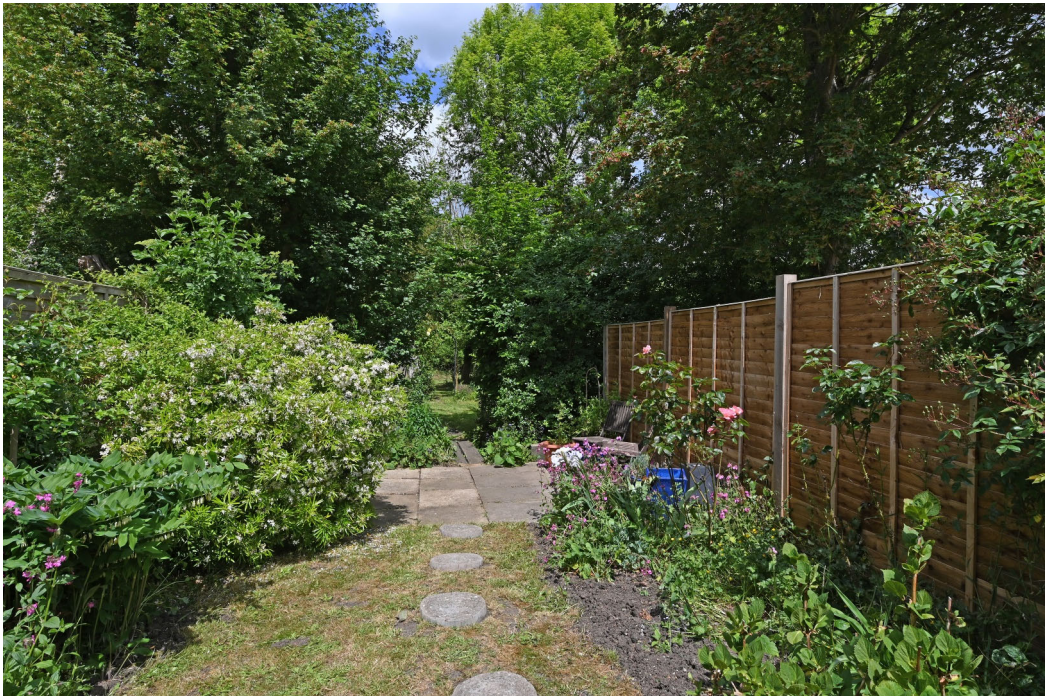
Outside

The property is approached from the front via a pathway leading through the established garden to the front door with storm porch over and trailing climbing roses. The driveway to the side of the property provides off-road parking for three vehicles and from here there is gated access to the rear garden. The rear garden immediately behind the cottage is mainly laid to lawn, flanked by well stocked flower and shrub borders. There is a paved terrace, beyond which there is a small bridge leading to the main garden. This is mainly laid to lawn with established shrub beds and a rose arbour, a selection of plum, pear and apple trees, a raised vegetable bed and a timber shed, all of which are enclosed by hedging and panel fencing. This is an absolute haven for wildlife. Immediately behind the property is an outside tap.



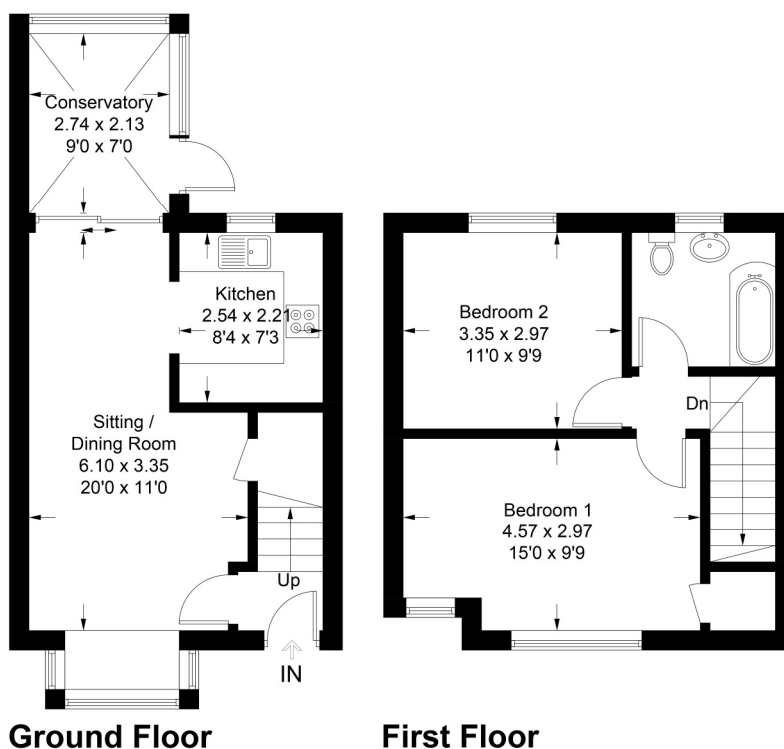






11 Home Meadow, Laxfield

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,727.93 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

May 2025



Directions

Approaching Laxfield from Framlingham Road, continue along this road until you enter the village of Laxfield. With the primary school on your left hand side, take the next left turning into Home Meadow. Continue round the cul-de-sac and the property can be found towards the end on the right hand side.

What3Words location: [///robot.pumpkin.escalates](https://www.what3words.com/robot.pumpkin.escalates)



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