

A modern, recently refurbished two bedroom, mid terrace house situated in a quiet cul-de-sac position, just a short walk to the amenities of the popular village of Laxfield.

Guide Price
£200,000 Freehold
Ref: P7763/B

10 Home Meadow
Laxfield
Suffolk
IP13 8DG



Entrance hall, open-plan sitting/dining room, kitchen and utility room.

Two double bedrooms and family bathroom.

Open-plan garden to front and enclosed garden to rear.

Allocated off-road parking for two to three vehicles.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

10 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

10 Home Meadow is a modern two-bedroom mid-terrace house with rendered and colour-washed elevations beneath a pitched tiled roof. The property has been exceptionally well refurbished during the current owners' tenure, resulting in stylish, comfortable and well-appointed accommodation throughout.

The layout is straightforward and practical. An entrance hall leads into the sitting/dining room, which in turn opens to the kitchen and a utility room lies to the rear. On the first floor there are two double bedrooms and a family shower room. The property benefits from electric heating and is mostly double glazed.

Entering the property through the front door, you arrive in the entrance hall, where stairs rise to the first-floor landing. The hall features high-gloss tiled flooring and a partially glazed door leading into the sitting/dining room. This welcoming space includes a bay window to the front, laminate-style flooring, a feature electric fireplace, and an understairs storage cupboard. The sitting room opens into the breakfast room and kitchen, which is fitted with a matching range of wall and base units, a one-and-a-half bowl single-drainer sink with mixer tap, and tiled splashbacks. Integrated appliances include a four-ring electric hob with oven and grill beneath, extractor hood above, and a dishwasher, with further space available for additional appliances. A breakfast bar and rear-facing window complete the space. The ceramic tiled flooring here has been cleverly designed to blend seamlessly with the laminate flooring in the sitting/dining room. An opening leads from the breakfast room into the rear utility area, which features windows to the rear, a partially glazed door to the garden, a worktop with cupboard beneath, space and plumbing for a washing machine, and ceramic tiled flooring.

Stairs rise to the first-floor landing, with doors leading to the bedrooms and family shower room. Bedroom One is a generous double room with a window to the front, an electric panel heater, a walk-in wardrobe, and access to the loft. Bedroom Two is a smaller double bedroom, enjoying a rear-facing window and an electric panel heater. The family shower room features rear-facing windows, a high-gloss tiled floor, and a built-in shower cubicle with a mains-fed drencher shower and hand-held attachment, enclosed by sliding doors. Additional fittings include a vanity basin with cupboard below, a hidden-cistern WC, partially tiled walls, recessed lighting, and a heated towel radiator.

Outside

The property is approached from the front via a shared access way, with a paved pathway leading through the lawned front garden to the entrance door. A further paved path runs along the side of the house, providing access to a gated entrance into the rear garden. The rear garden is predominantly laid to lawn and features a paved terrace at the back of the property, with hardstanding for a timber shed and further terrace to the rear of the garden, a planted flower bed, and an additional lawned area. The garden is enclosed by close-board fencing and enjoys a private, unoverlooked aspect from the rear. To the side of the terrace is a parking area serving the neighbouring properties. The central of the three driveways provides allocated off-road parking for No. 10, comfortably accommodating two to three vehicles.



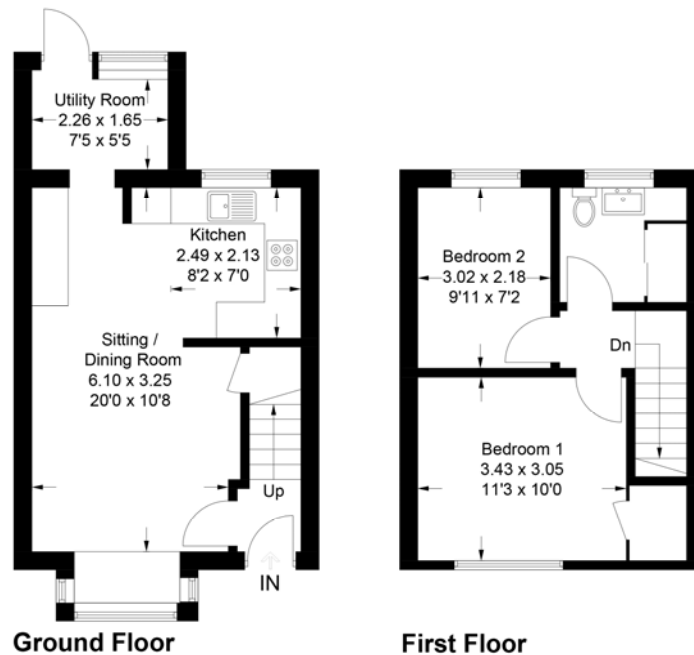






10 Home Meadow, Laxfield

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Electric 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 = E (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.

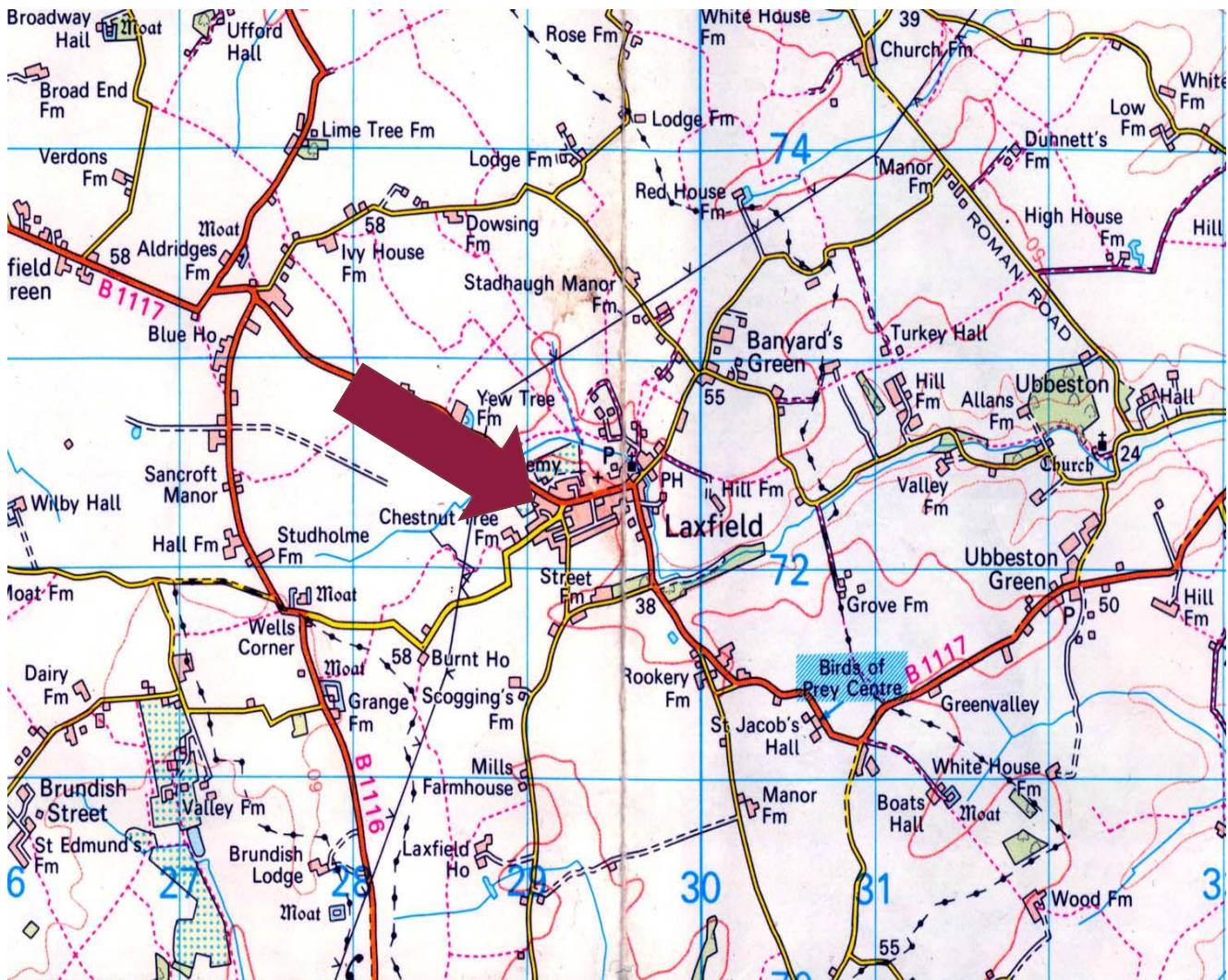
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

November 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)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.