



BARRACK COTTAGE

MARKET STREET LAXFIELD, WOODBRIDGE, IP13 8DS



A delightful fully renovated two bedroom semi-detached home, located in the sought-after village of Laxfield. Offering a fully enclosed rear garden, This well presented property is perfect for those seeking a peaceful village lifestyle. This is one to view!

As you approach the property, you are welcomed into a practical and stylish utility room, offering an abundance of storage with fitted wall and base units, perfect for coats, shoes, and everyday essentials with a downstairs WC with toilet and wash basin. Leading through, you arrive at the impressive kitchen/dining room, a wonderfully generous space designed with both family living and entertaining in mind. The kitchen is well-equipped with a range of wall and base units, fitted appliances, and ample worktop space. Seamlessly connected to the dining area, this sociable room is ideal for hosting guests or enjoying family meals together. The dining area also benefits from bench seating with useful hidden storage beneath, however the benches themselves are freestanding and can be removed if desired. Continuing through to the living room, you'll find a warm and inviting space enjoying views over the front aspect. A charming wood burner takes centre stage, creating a cosy focal point and adding to the home's welcoming atmosphere. Throughout the downstairs accommodation, the property beautifully combines modern touches with character features, including exposed original beams that add charm and personality. Upstairs, the character continues with a spacious landing area and airing cupboard. Bedroom one is a generously sized double room overlooking the front aspect, benefiting from fitted wardrobes, dressing table, and an abundance of natural light. Bedroom two is another spacious double room, enjoying lovely views over the rear aspect and surrounding countryside fields, while also being beautifully bright and airy. Completing the first floor is the large family bathroom, fitted with a walk-in shower, WC, and wash basin. Outside, the property continues to impress with beautifully maintained outdoor spaces to both the front and rear. To the front, mature raised flower beds and a charming pathway leading you to the main entrance, while a gated access provides convenient on road parking. This area enjoys plenty of evening sunshine, creating the perfect spot to relax and unwind at the end of the day. To the rear, the property boasts a generous patio area designed for low-maintenance living and ideal for outdoor entertaining, from the patio is a composite decking area, offering an attractive and easy-to-maintain seating space, perfect for alfresco dining and summer gatherings. A standout feature of the garden is the versatile outdoor garden room complete with Wi-Fi and electricity attached to a shed with electric garden connected as well, making it a fantastic all year round space for entertaining family and friends, creating a home office, or simply enjoying additional living space.



LOCATION – THE PROPERTY IS POSITIONED ON A QUIET ROAD AT THE HEART OF THE MUCH ADMIRERD VILLAGE OF LAXFIELD WHICH 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, A REPUTABLE PRIMARY SCHOOL AND PRE-SCHOOL, A CO-OP VILLAGE SHOP, MUSEUM AND HARDWARE STORE/GARAGE. THERE IS A 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 DIRECT RAIL SERVICES TO LONDON'S LIVERPOOL STREET STATION IS WITHIN ABOUT 14 MILES.

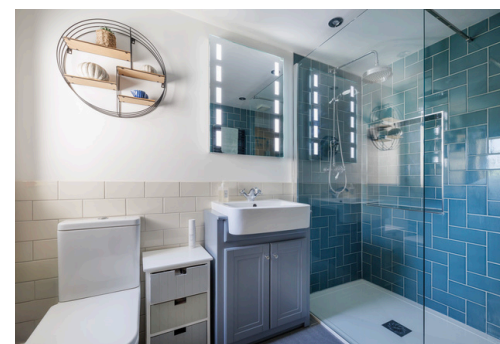
SERVICES MAINS WATER, DRAINAGE AND ELECTRICITY ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF OIL FIRED CENTRAL HEATING THROUGH RADIATORS. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: MID SUFFOLK COUNCIL – TAX BAND B

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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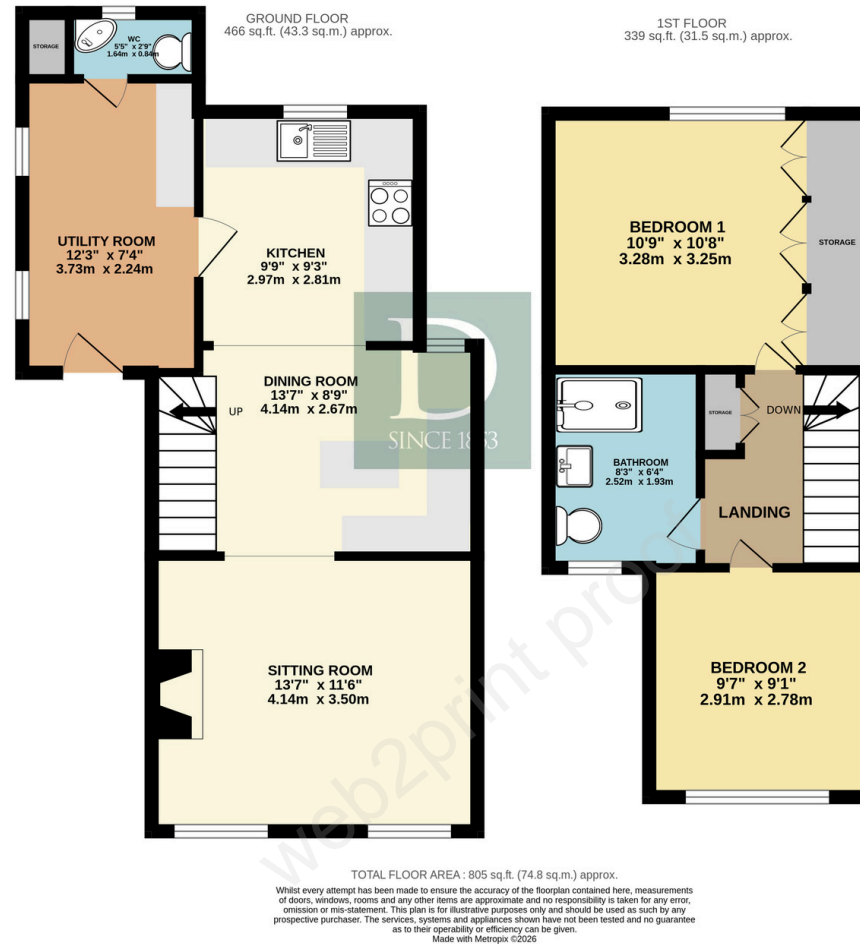
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FLOOR PLAN



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