Chartered Surveyors / Estate Agents

Clarke & Simpson









16 Jubilee Close, Laxfield, Woodbridge, IP13 8DQ

An exceptionally well-presented two-bedroom detached bungalow, enjoying outstanding rural views to the rear, situated in the popular and sought-after village of Laxfield.

Guide Price £259,500 Freehold

P7848B

Summary

Entrance hall, sitting/dining room and kitchen.
Two bedrooms and a family shower room. Conservatory.
Single garage with off-road parking.
Open-plan garden to the front and enclosed garden to the rear with field views.

No forward chain.

Location

The property forms part of Jubilee Close, an established and popular residential area that is just a short walk from the centre of the village of Laxfield. Laxfield is one of the most popular villages in the area with its two public houses, a well regarded primary school and pre-school, a Co-op village shop, and museum. 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, 7 miles, and best known for its historic castle, offers an excellent range of shopping and recreational facilities as well as further good schools in both the state and private sectors. The Heritage Coast, with the popular centres of Southwold, Dunwich and Walberswick, lies about 15 miles to the east. The county towns of Ipswich and Norwich are both within about 25 miles. Diss, 14 miles, benefits from a mainline station with direct rail services to London's Liverpool Street station as well as further excellent shopping and recreational facilities.

Description

16 Jubilee Close is a well-presented two-bedroom detached bungalow offering well-laid out accommodation. The property benefits from open-plan gardens to the front and enclosed gardens to the rear, along with a driveway providing off-road parking for two vehicles in front of a single detached garage. Situated in the heart of the popular village of Laxfield, the property is just a short walk from local amenities. It further benefits from double glazing, electric night storage heaters throughout, and exceptional meadow views to the rear. The property is offered for sale with no onward chain.

Entering the property through the front door, you are welcomed into an entrance hallway featuring Karndean oak-style flooring, access to the loft, and a night storage heater. There is also a useful built-in airing cupboard housing the water cylinder with slatted shelving. Doors lead from the hallway to the sitting/dining room, a well-proportioned space with wall-mounted lighting, a central ceiling light, a night storage heater, and a window to the rear. Sliding doors open into the conservatory, which enjoys exceptional views over the garden and neighbouring meadow, and benefits from a polycarbonate roof and a door providing access to the garden. A door from the entrance hall leads into the kitchen, which continues the Karndean flooring and has a window to the front and a partially glazed door opening to the garden. The kitchen is fitted with a matching range of wall, base and display cupboards, with a stainless steel single drainer sink set into the work surfaces, complemented by splashbacks and a tiled surround. There is space for an electric cooker with an extractor hood above, as well as space for a fridge freezer, space and plumbing for a washing machine and a water softener. The room also benefits from a wall-mounted electric fan heater.

Further doors from the entrance hall lead to bedroom one, a generously sized double room with a window to the rear. The room is fitted with a matching range of built-in wardrobes and a dressing table unit with drawers below and a cupboard above, along with a mirror and light above. There is also a wall-mounted electric storage heater. Bedroom two is a further double bedroom, which could also be used as a dining room. It features a bay window to the front and an additional window to the side, along with a wall-mounted electric storage heater. From the entrance hall, there is access to the family shower room, a fully tiled space with Cardine flooring throughout. It features a built-in double shower cubicle with sliding doors and a mains-fed shower with tiled surround. There is a concealed cistern WC set within a fitted unit, incorporating a wash hand basin below and mirror-fronted cabinets above with a shaver point. The room is finished with ceramic tiled walls and a chrome heated towel rail.

Outside

The property is approached from the highway via a landscaped frontage, with a pathway leading to the front door and a driveway to the side providing off-road parking and access to the detached single garage. There is gated access to the side of the property. The rear garden is mainly laid to lawn and features a paved terrace, enjoying outstanding views over the neighbouring meadow. It is enclosed by hedging and a brick wall, with established shrub and flower borders. The garden also provides access to the garage via a personnel door. The garage benefits from power and lighting, a window to the rear, and a 7ft up-and-over door, along with additional storage space above.





















Directions

Enter Laxfield from the west and pass the primary school on the left. At the T junction adjacent to the war memorial, turn right. Take the second left on to Jubilee Close. Continue into Jubilee Close, and the property can be found straight ahead identified by a Clarke and Simpson For sale board.

For those using the What3Words app: ///object.premises.perusing

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Electric night storage heaters.

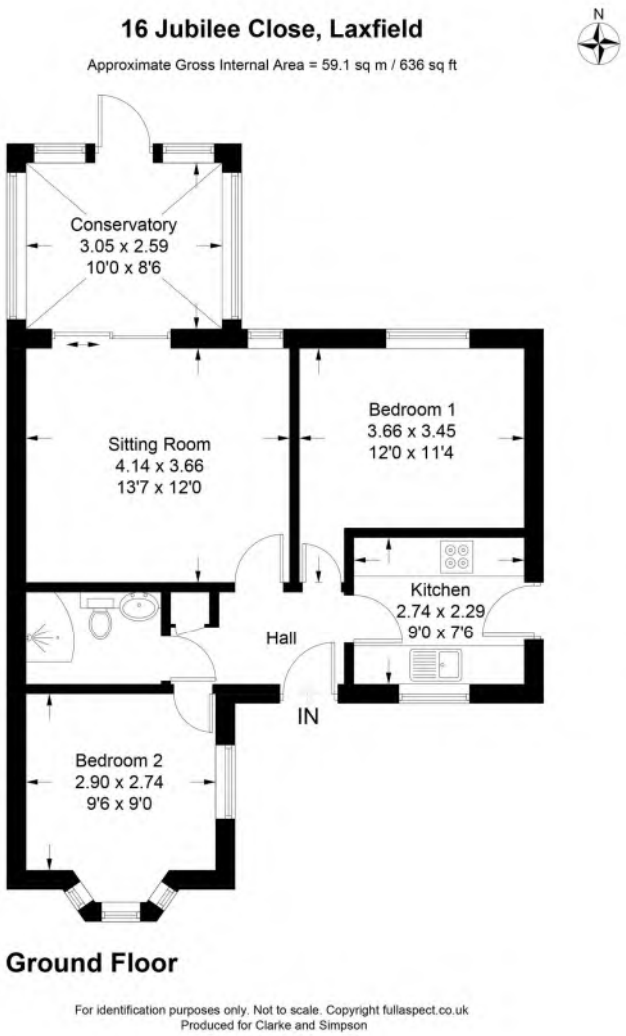
Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

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 C; £2,072.67 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067



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.



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