Chartered Surveyors / Estate Agents

Clarke & Simpson









2 Rookery Farm Cottages, Laxfield, Woodbridge, IP13 8JA

A spacious three bedroom semi-detached house occupying a generous plot of a quarter of an acre on the outskirts of the rural village of Laxfield with rural views to front and rear.

Guide Price £335,000 Freehold

P7884/B

Summary

Entrance hall, sitting room, dining room, conservatory, utility room and ground floor shower room.
Three first floor double bedrooms and family bathroom with separate WC.
Gardens to front, side and rear with rural views.
Ample off-road parking. Attached single garage.

No forward chain.

Location

The property is located in the rural village of Laxfield. The village 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

2 Rookery Farm Cottage is a spacious semi-detached house built circa 1977 with brick elevations under a pitch tiled roof and occupying a generous plot on the outskirts of the popular and sought after village of Laxfield. The property has been in the same ownership for approximately 40 years and more recently has been tenanted. The property is now vacant and offers the incoming purchaser an opportunity to make their own mark on the property as a schedule of modernisation is now required, although the property does benefit from double glazing throughout and a new central heating boiler that was installed in January 2026.

The accommodation is spacious and well laid out and offers flexibility of use. Entering from the front into the entrance hall, where there is laminate style flooring, a built-in useful storage cupboard and doors off to the kitchen, sitting room, dining room, utility room and downstairs shower room. The sitting room is a well proportioned room with window to the front taking in the rural views of the garden and fields beyond. The dining room is a good size room with sliding doors that take you into the conservatory with wall mounted radiator and French style doors out to the garden, UPVC windows and polycarbonate roof.





The dining room is a good size room with sliding doors that take you into the conservatory with wall mounted radiator and French style doors out to the garden, UPVC windows and polycarbonate roof. The kitchen is dual aspect with windows to the front and side. It has a matching range of wall and base units and a one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks to roll top worksurfaces. There is also a separate drinking water tap, a four ring electric hob and a high level double oven. In addition there is space and plumbing for a slimline dishwasher and appliances. A separate door from the kitchen leads into the sitting room. There is a good size separate utility room with window to the side and partially glazed door to the garden. It has a matching range of fitted wall and base units with a one and a half bowl sink unit with mixer tap over, cupboards under and tiled splashbacks, wall mounted radiator and space and plumbing for a washing machine, and water softener. It also has an integral door to the garage which has windows to the rear, an up and over door and power and light. The ground floor shower room has two obscured windows to the rear, a built in corner shower cubicle with electric shower over and tiled surround with glass doors, close coupled WC and pedestal handwash basin with mixer tap over and tiled walls. Above the basin is a mirror, light and shaver point. Wall mounted radiator.

There is a returning staircase from the entrance hall that rises to the first floor landing. Here there is a window to the rear, a built-in airing cupboard with pre-lagged water cylinder and slatted shelving and access to the loft. There are doors off to bedroom one. This is a large double room with large window to the front with rural views and a wall mounted radiator. Bedroom two is a further large double room with large window to the rear with expectational views, and wall mounted radiator. Bedroom three is a dual aspect double room with windows to the front and side and wall mounted radiator. The family bathroom has an obscured window to the rear, a panelled bath with mixer tap over and electric shower over with tiled surround and glass screen, pedestal handwash basin, tiled walls, wall mounted radiator and mirror fronted cupboard. Separate WC with obscured window to the side and close coupled WC with wall mounted mirror fronted cupboard above.

Directions

Approaching Laxfield from Framlingham Road, continue straight ahead into the village. With the primary school on your left-hand side, proceed to the junction by the war memorial. Continue past the church, bearing right at The Oak public house onto Vicarage Road. Follow Vicarage Road for approximately half a mile, where Badingham Road can be found on your right. The property will be immediately on the right-hand side and is identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: ///tuck.subtitle.confusion















Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage. 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 = C (Copy available from the agents upon request).

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

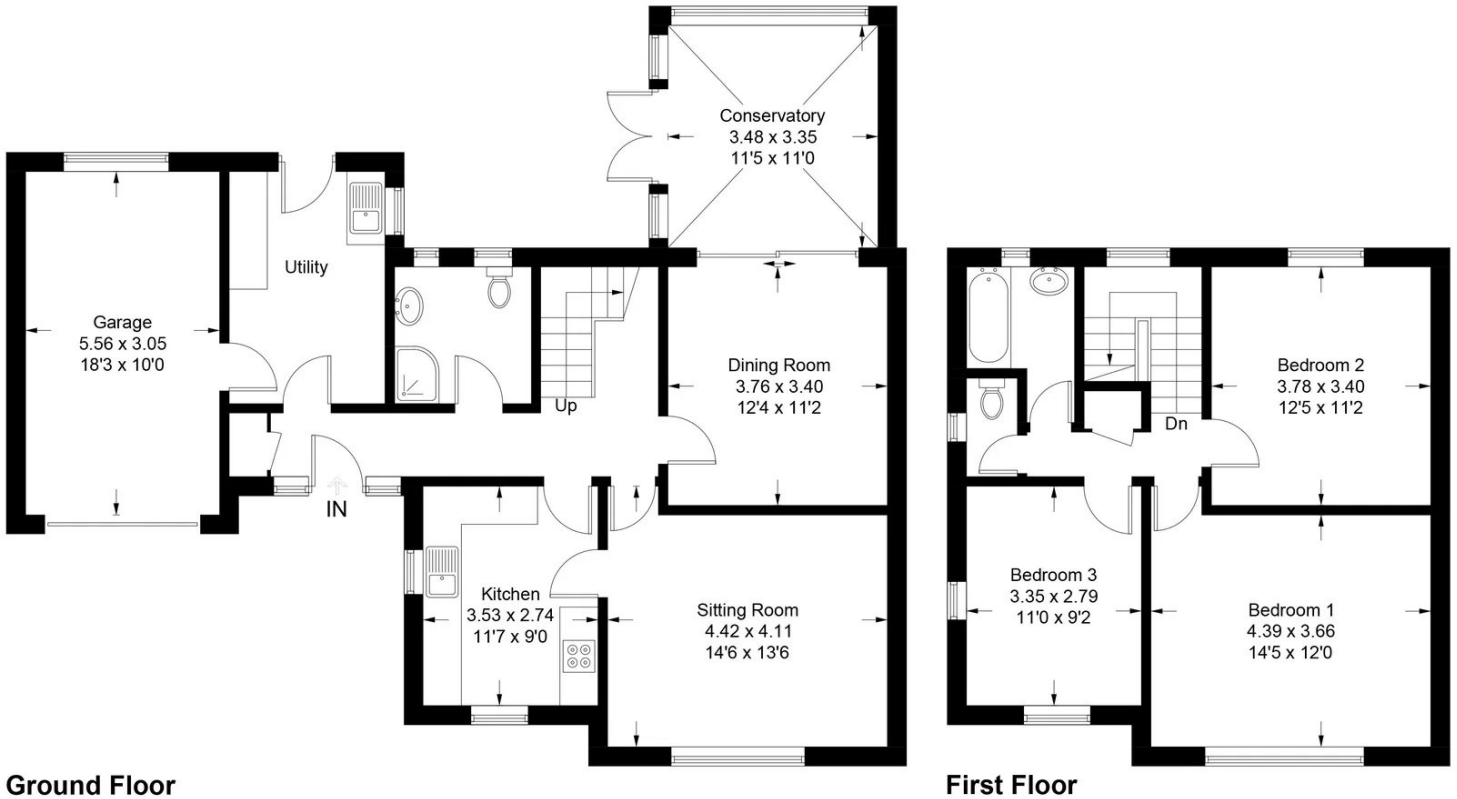
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

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.
4. There is a septic tank which is located on the far right hand side of the neighbouring property and there is a legal requirement to pay 50% of the upkeep and maintenance between the two properties.

2 Rookery Farm Cottages Laxfield

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft
(Including Garage)



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Produced for Clarke and Simpson



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