



50 NOYES AVENUE
LAXFIELD, WOODBRIDGE, IP13 8EB



Offering well-balanced accommodation throughout, Noyes Avenue is a well-presented three-bedroom mid-terraced home, ideally suited to first-time buyers, young families or investors.

Noyes Avenue is a well-presented mid-terraced home offering well-balanced and versatile accommodation, ideally suited to first-time buyers, young families or investors. Thoughtfully arranged throughout, the property combines practical living spaces with a bright and welcoming atmosphere. The ground floor comprises an inviting sitting room overlooking the front elevation, a useful cloakroom and a well-appointed kitchen/dining room fitted with a range of units and enjoying direct access to the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, together with a family bathroom serving the accommodation.

Outside, the enclosed rear garden is predominantly laid to lawn and enhanced by established shrub borders, paved seating areas and a timber summerhouse, providing an attractive setting to relax or entertain. A rear gate gives convenient access to the allocated parking area. The property further

benefits from double glazing and electric night storage heating throughout.

LOCATION

Situated on a quiet road in the highly sought-after village of Laxfield, the property enjoys easy access to a range of local amenities including two public houses, a village shop, post office, primary school and village hall. The historic market town of Framlingham is approximately seven miles away, while the Heritage Coast, Ipswich, Norwich and Diss railway station with direct services to London Liverpool Street are all within convenient reach.

SERVICES

Mains water, drainage and electricity.

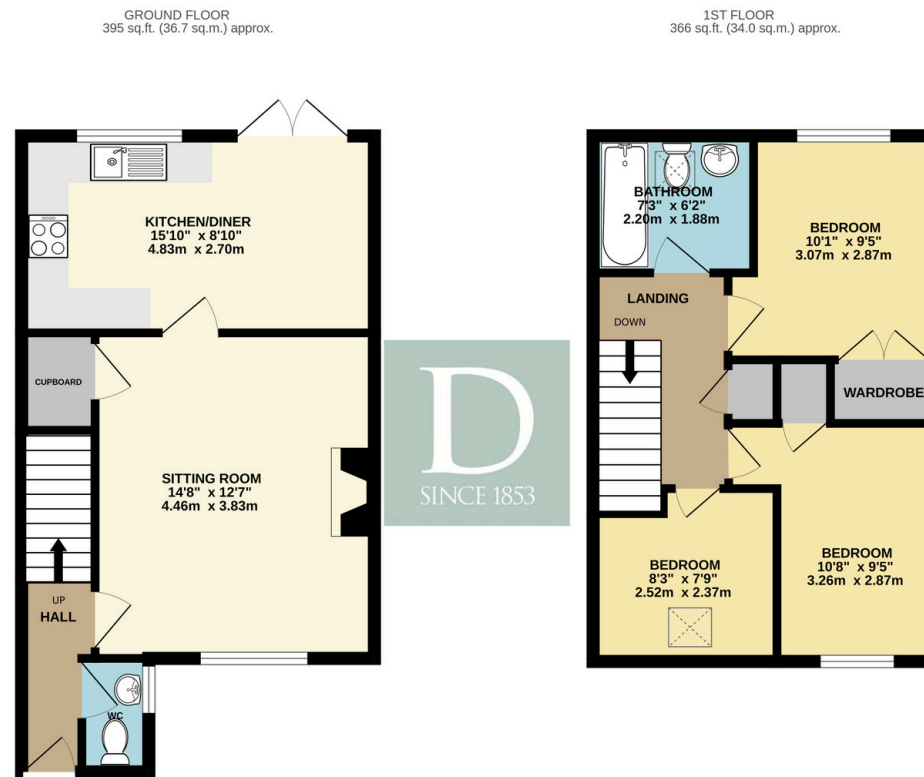
LOCAL AUTHORITY

Council Tax Band B; £1,386.45 payable per annum
Mid Suffolk District Council, Council Offices, High Street, Needham Market, Suffolk IP6 8DL





FLOOR PLAN



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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