

A charming three-bedroom end of terrace Victorian villa with landscaped gardens, in the centre of the popular village of Laxfield.



Guide Price

£295,000

Freehold

Ref: P7909/J

Address

3 Ladysmith Villas
The Street
Laxfield
Suffolk
IP13 8DZ



Entrance hall, sitting room, 19' kitchen/dining room and garden room.

Three bedrooms and bathroom.

Landscaped gardens to the front and rear.

No forward chain

Contact Us



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

Location

The property will be found in the centre of the popular village of Laxfield, set along The Street. The village benefits from a good range of local facilities including two public houses, a well regarded primary school and pre-school, a Co-op village shop with Post Office, museum and garage. On the first Saturday of the month there is a community market. All Saints Church also hosts concerts in the summer months. In addition, there is a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The historic market town of Framlingham, approximately 4.5 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 12 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

According to the datestone on the front of the terrace, 3 Ladysmith Villas was built in 1900 and forms a terrace of just three charming Victorian properties.

The front façade of the villa has been largely unaltered and retains much of its Victorian charm with its detailed brickwork and sash bay window set beneath a slate tiled roof. Internally the property also remains largely the same with a part-glazed front door opening into an entrance hall with staircase providing access to the first floor, a useful understairs storage cupboard, a spacious sitting room with engineered wood flooring and an open fireplace containing a multi-fuel woodburning stove, together with the aforementioned bay window overlooking The Street, and double doors connecting through to the open-plan 19' kitchen/dining room. The kitchen area was refurbished in recent years and includes Quartz worksurfaces, an island breakfast bar with wooden worktop and Neff/Bosch integral appliances. On the rear elevation is the garden room, which can be utilised as an additional reception room and overlooks the delightful rear courtyard. On the first floor there is the principal double bedroom at the rear, a second, smaller double bedroom with Victorian iron hob fireplace, a single bedroom and generous bathroom.

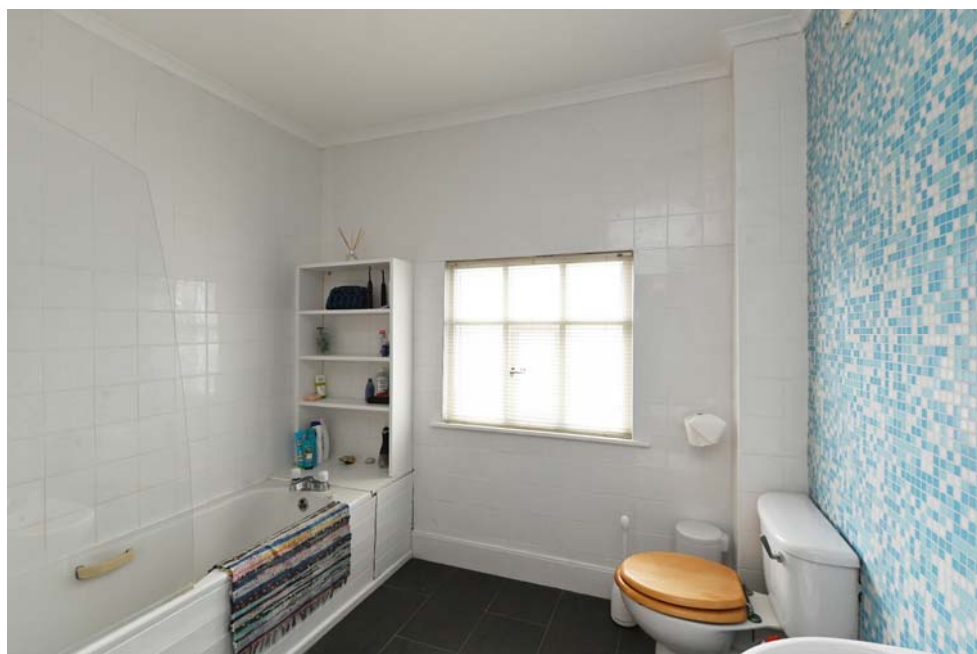
The front and rear gardens are delightful, and have been landscaped. The front garden is set within a low-level retaining brick wall with wrought iron gate that opens onto a tiled pathway that leads up to the front door. This is flanked by brick weave pathways set between borders that are enclosed within box bush hedging. The pathway continues via a gateway to the rear where the south facing courtyard has been landscaped in a similar fashion with a mixture of paving and brick weaved sections together with perimeter borders containing box bush hedging and mature roses. To the rear of the courtyard is an additional area which was originally an outbuilding and is partly screened by trellis supporting a climbing rose. The neighbouring property, number 2 Ladysmith Villas, benefits from a pedestrian right of way across the rear part of the courtyard.











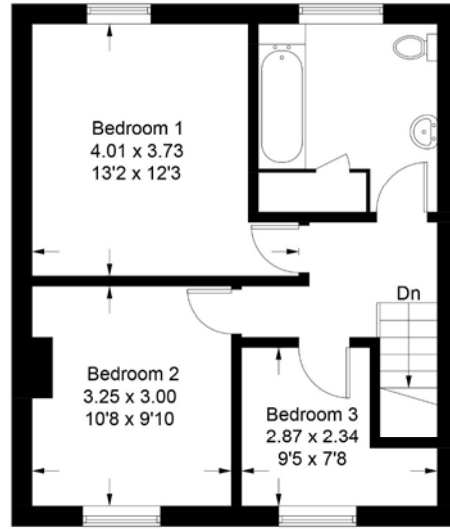
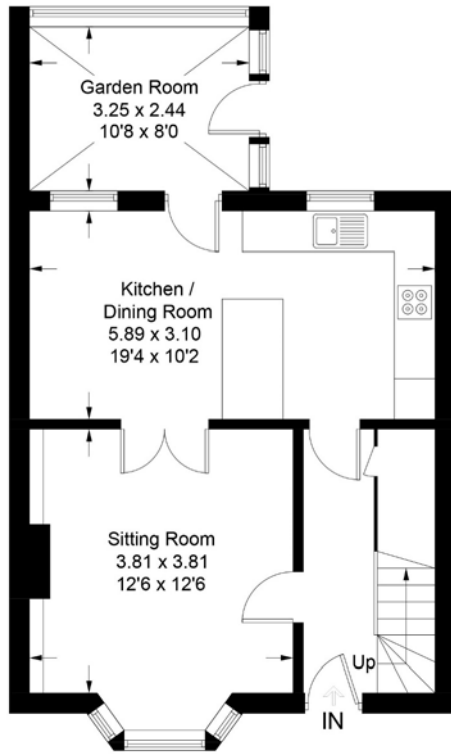






3 Ladysmith Villas, Laxfield

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



Ground Floor

First Floor

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Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Night storage heaters and an immersion heater providing hot water.

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 = F (36) (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.

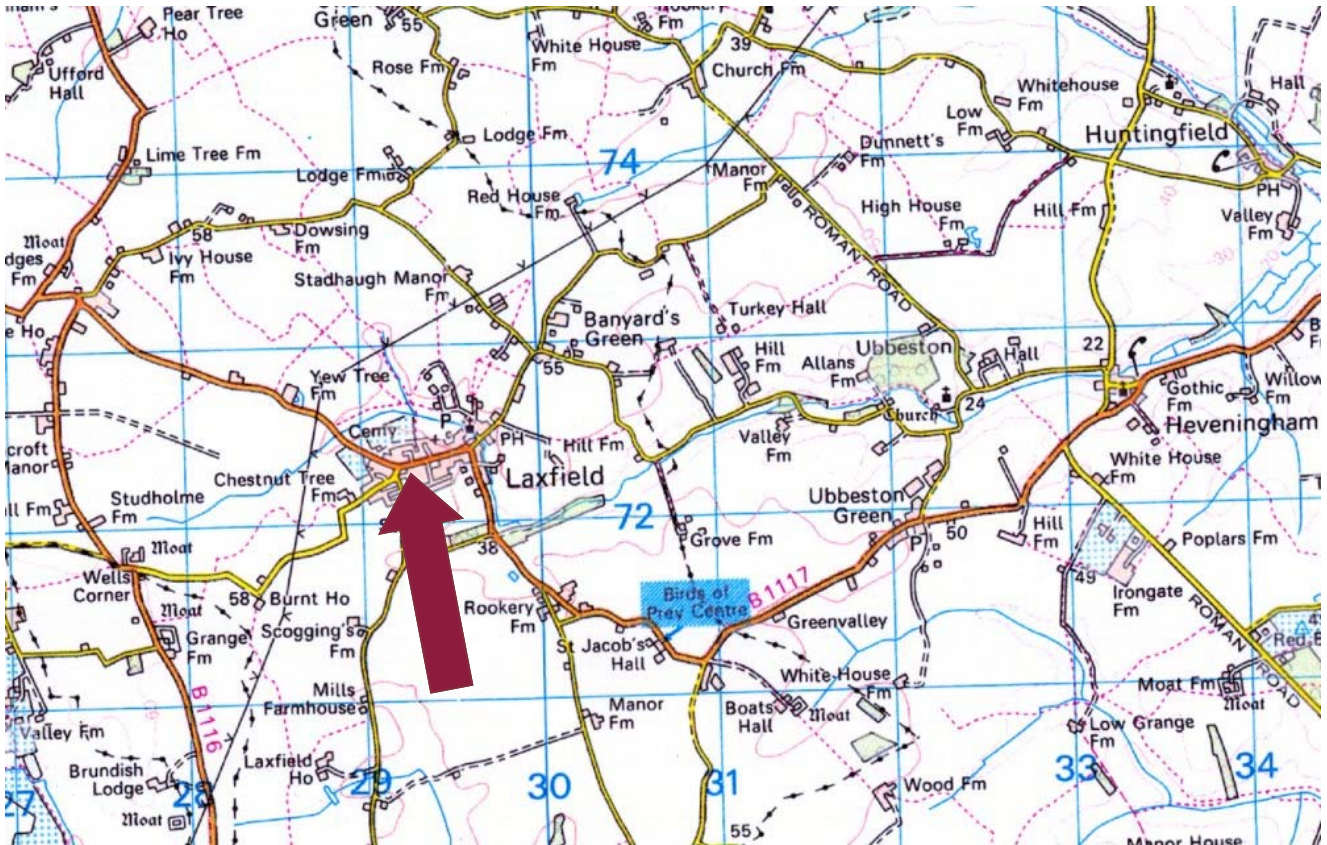
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

May 2026

Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 turn right and then immediately left continuing towards Laxfield. After about 3.5 miles, take the turning to the right where it is signposted to Laxfield. Continue into the village passing the school on your left. At the T-junction with the war memorial turn right onto the main street where the property will be found on the right hand side.

For those using the What3Words app: [///quick.trips.lifeboats](http://quick.trips.lifeboats)



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