



Noyes Avenue, Laxfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A well-maintained and extended four bedroom, end of terrace home in the popular village of Laxfield. This family home benefits from four bedrooms, two bathrooms, sitting room with log burner, kitchen, dining room and utility room. Off road parking and low maintenance, wrap around garden.

LOCATION The property is positioned in a quiet road at the heart of the much admired village of Laxfield, which 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 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 is just 7 miles away and 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.



NOYES AVENUE - INTERIOR A porch welcomes you inside the property where there is space for storing coats and shoes etc. A door leads into the Dining Room which is a light and airy room with a window to the front and stairs rising to the first floor. A glazed door off the Dining Room leads to the Sitting Room which is dual aspect and benefits from French doors offering access to the rear garden and a wood burning stove. Off the Sitting Room is a Shower Room comprising double shower cubicle with mains shower, wash hand basin, heated towel rail and wc. The Kitchen is ideally located off the Dining Room and has a range of cream base and wall units with wood effect laminate worktops, a ceramic one and a half sink and drainer with stainless steel mixer tap and space for an under counter fridge as well as space for a tall fridge freezer and cooker. A further glazed door leads into a bright Utility Room which has white base units with wood effect laminate worktops, sink and drainer with space and plumbing for a washing machine. A glazed door offers access to the rear garden.

On the first floor there is an airing cupboard on the landing. The principal bedroom benefits from a built-in wardrobe. Bedroom 2 is also a double bedroom benefitting from a built-in wardrobe. Bedroom 3 is a double bedroom and Bedroom 4 would make a great Study/Nursery. The Family Bathroom comprises bath with stainless steel mixer taps and shower attachment, mains fed shower over the bath, wash hand basin, wc and heated towel rail. This completes this spacious accommodation.

The property has been recently upgraded with new UPVC double glazing installed throughout along with new UPVC soffits and fascias - ideal for energy efficiency and easy maintenance.



NOYES AVENUE - EXTERIOR The property offers OFF-ROAD PARKING for three cars. The garden is private and low maintenance. It wraps around the side of the property offering two pretty seating areas, faux grass and a garden shed. There is a wrought iron fence with gate separating the garden which is great if you have small children or pets.

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Wood burning stove and electric heaters to most rooms, mains water, electricity and drainage.

LOCAL AUTHORITY Mid Suffolk District Council

Tax Band: B

EPC: D

Postcode: IP13 8EB

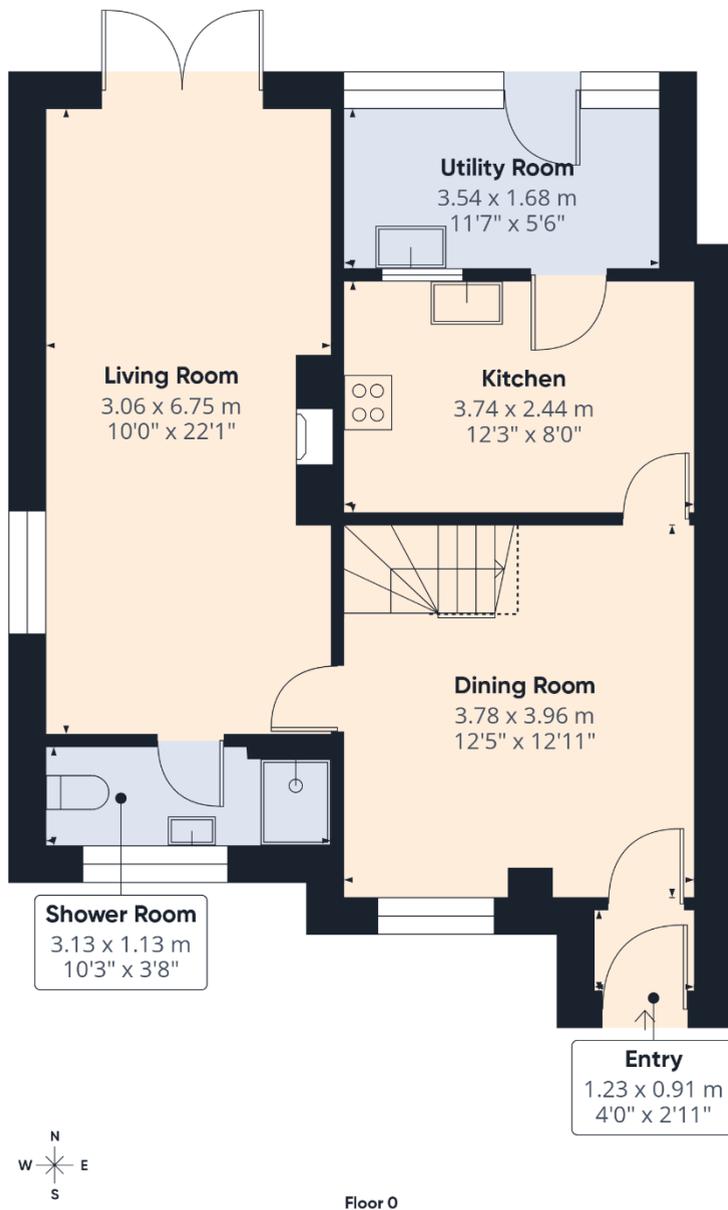
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FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

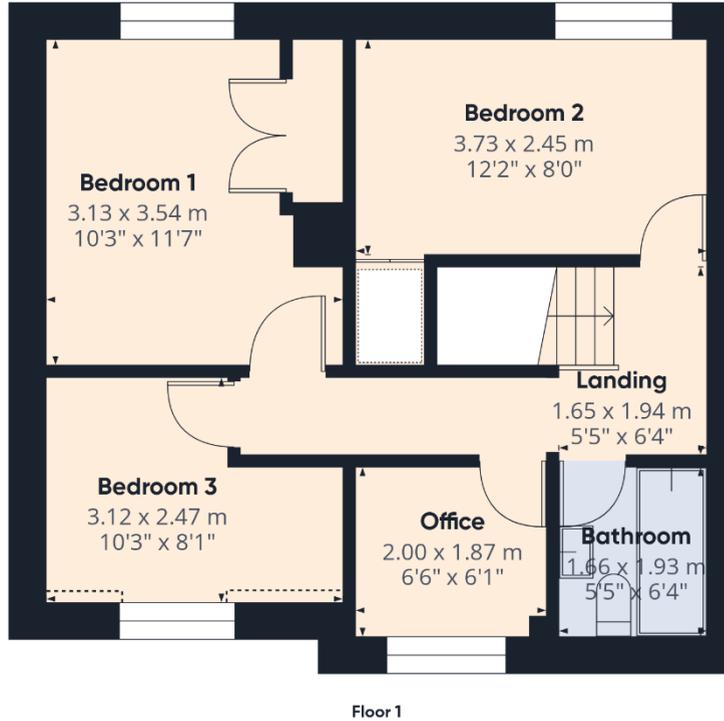
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Floor 0



Floor 1



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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