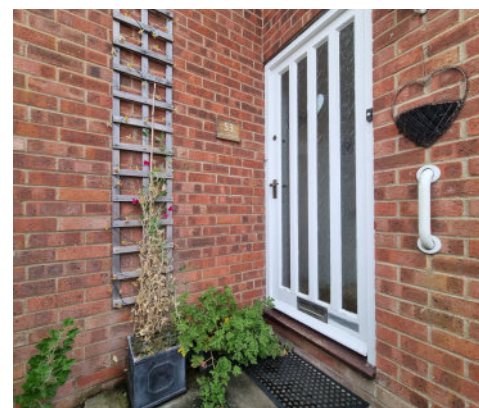
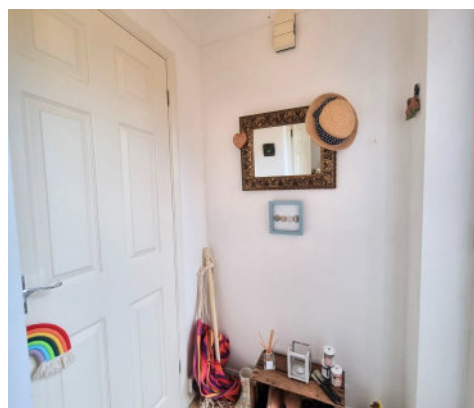




53 Noyes Avenue, Laxfield, Suffolk, IP13 8EB

A much loved one-bedroom Quarter house in the popular residential area of the sought-after village of Laxfield.

Guide Price £155,000 Freehold

P7948/B



Summary

Entrance Hall, sitting room, kitchen, one bedroom and family bathroom.
Enclosed private garden to rear and two allocated parking spaces.

Location

Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area. It has 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.

There is also a cricket team, bowls and football clubs, and a well-supported village hall hosting numerous functions and clubs. The 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 the county town of Ipswich and the city of Norwich being within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is approximately 14 miles away.

Description

53 Noyes Avenue is a charming one-bedroom quarter house, ideally suited to a first-time buyer, investment purchaser or anyone looking for a delightful Suffolk bolt hole.

The property offers well-laid out accommodation with a surprisingly good amount of storage throughout. On the ground floor, there is an entrance hall leading into a sitting room which features a bay window overlooking the garden and a cosy modern wood-burning stove. The kitchen provides a matching range of wall and base units providing a good range of storage, with space for appliances and benefits from a window overlooking the garden.

Upstairs, there is a family bathroom and a well-proportioned double bedroom with built-in double wardrobes, providing excellent storage.

The property benefits from double glazing and night storage heating.







Outside

The property benefits from two allocated parking spaces and a private, enclosed cottage-style garden. The garden features a paved terrace, established shrubs and colourful flowers, all enclosed by mature hedging and fencing, creating a good degree of privacy.

Directions

Heading into Laxfield on the B1117 from the direction of Stradbroke, continue along the high street, passing the war memorial on the right. After a short distance is a right hand turning into The Link. Continue to the end of the road and turn left onto Noyes Avenue. The property can be found at the bottom of the road on the right-hand side.

For those using the What3Words app: [///hence.committed.documents](https://www.what3words.com/?q=///hence.committed.documents)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Night Storage 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 = D (Copy available from the agents upon request).

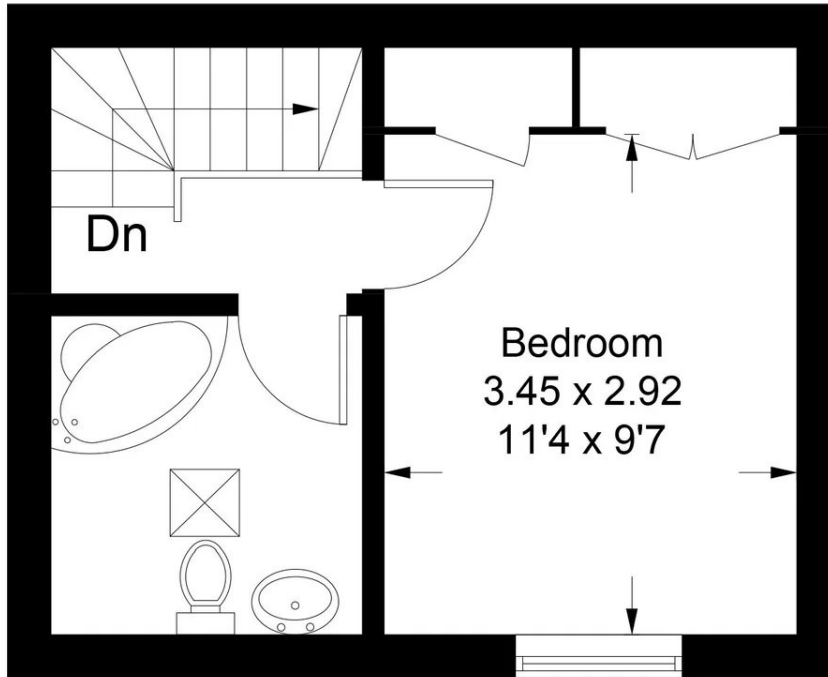
Council Tax Band : A £1,554.50 payable per annum 2026/2027

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

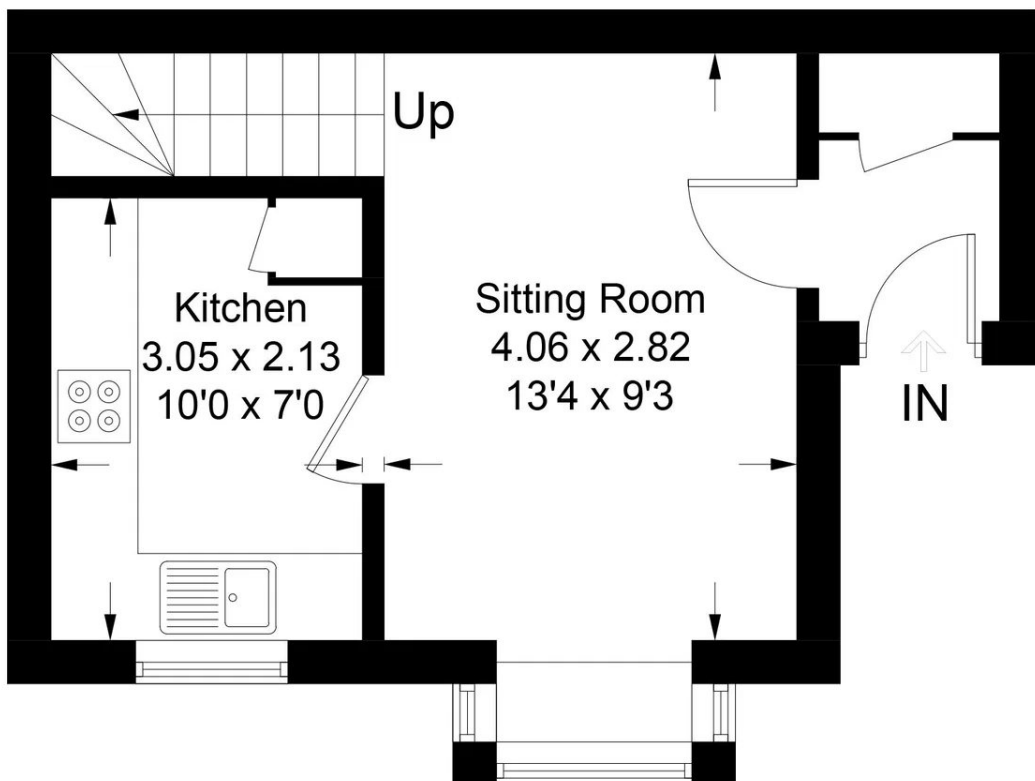


53 Noyes Avenue, Laxfield

Approximate Gross Internal Area = 44.6 sq m / 480 sq ft



First Floor



Ground Floor



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.

September 2026



Clarke & Simpson

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