

*A three-bedroom semi-detached house, recently modernised and refurbished throughout to an exceptionally high standard, centrally located in the popular and sought-after village of Fressingfield.*



#### Guide Price

£285,000

Freehold

Ref: P7866/B

#### Address

3 Laxfield Road  
Fressingfield  
Eye  
Suffolk  
IP21 5PT



Entrance hall, sitting room, kitchen/dining room and utility room.

Three first floor bedrooms and a family bathroom.

Gardens to the front and rear.

Driveway providing off-roading parking for several vehicles.

**No onward chain.**

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

3 Laxfield Road is located close to the centre of Fressingfield. The village itself is highly sought-after and offers excellent local facilities including The Swan public house, the well regarded Fox & Goose Inn, a well-stocked shop, primary school, kindergarden, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in Harleston (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter also having Tesco, Morrisons and Aldi supermarkets and a mainline train station to London Liverpool Street with the journey taking approximately 90 minutes. The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, is an easy drive of approximately 20 miles. Fressingfield is also 15 miles from the Sizewell C park and ride (Darsham) and 20 miles from Sizewell C power station.

## Description

3 Laxfield Road is a recently renovated three-bedroom semi-detached former local authority home, ideally situated in the heart of the popular village of Fressingfield. The property has been comprehensively refurbished by the current owners and now offers exceptionally comfortable, well-appointed accommodation arranged over two floors.

The property benefits from UPVC windows and doors and oil-fired central heating.

The property is entered via the front door into a welcoming entrance hall featuring engineered-oak flooring, window to the side and stairs rising to the first-floor landing. There are also built-in meter cupboards and a door leading through to the kitchen/dining room. The exceptionally well-appointed kitchen/dining room has been recently fitted and has a window to the side providing natural light. It is fitted with a matching range of base units and larder cupboards incorporating integrated appliances including a dishwasher, fridge/freezer and high-level double oven. There is a four-ring electric hob with a Zanussi glass and stainless steel extractor hood over, along with a stainless steel sink with mixer tap, upstands to the work surfaces and a breakfast bar. The dining area features French-style doors opening onto the terrace, enjoying views over the South facing garden. A door leads from the kitchen to the rear hall and utility room, which provides access to a cloakroom. This is fitted with a close-coupled WC and has a window to the side. The rear hall also benefits from a door opening to the garden and an additional opening to a utility area where there is a window to the rear, space and plumbing for a washing machine and fridge/freezer, fitted worktops and a floor-mounted Worcester Bosch oil-fired boiler. From the dining area a door leads through to the sitting room, which has a window to the front, engineered oak flooring, built-in feature brick fireplace with an oak bressummer beam over and a recessed wood-burning stove.

Stairs rise to the first-floor landing which benefits from a window to the side and an airing cupboard housing the hot water cylinder with slatted shelving. Doors lead off to the bedrooms. Bedroom one is a good-sized double room with a window overlooking the rear garden and with loft access. Bedroom two is a further double bedroom with partially panelled walls, a window to the front and featuring a range of fitted wardrobes. Bedroom three is currently arranged as a dressing room being fitted with an additional range of wardrobes, a dressing table and a chest of drawers. It benefits from a window to the front. The family bathroom has ceramic tiled flooring and walls and includes an obscure-glazed window to the rear. The suite comprises a panelled bath with waterfall tap and mains-fed drencher shower with handheld attachment over, a floating wash basin with waterfall tap, a close-coupled WC, extractor fan and a chrome heated towel radiator.

## Outside

The property is set back from the road and benefits from a private driveway providing off-road parking for two to three vehicles. To the side there is a lawned garden with established shrub and flower borders enclosed by panel fencing. A five-bar gate provides access to the rear garden, which is South facing, where a pathway leads around the property to the paved terrace, which is ideal for outdoor entertaining. The remainder of the garden is predominantly laid to lawn and incorporates a vegetable area, established shrubs and trees and a shed. This is all enclosed by panel fencing.

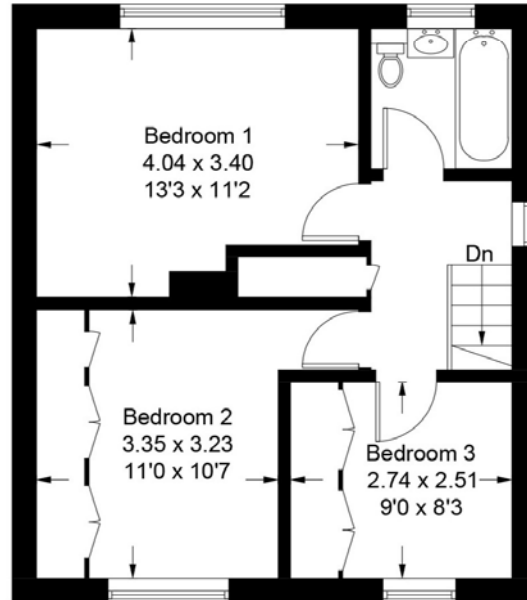






# 3 Laxfield Road, Fressingfield

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



**First Floor**



**Ground Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity.

*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 B; £1,787.76 payable per annum 2026/2027

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

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## 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.

*April 2026*



## Directions

Approaching Fressingfield from the south on the B1116, Laxfield Road, continue towards the village centre and the property will be found on the left-hand side, clearly identified by a Clarke & Simpson For Sale board.

For those using the What3Words app:  
[///identify.storm.verifying](https://www.what3words.com/identify.storm.verifying)



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