

An exceptionally well-presented two-bedroom mid-terraced house, situated in the popular and highly sought-after village of Laxfield.



Guide Price

£198,500

Freehold

Ref: P7858/B

Address

3 Jubilee Close
Laxfield
Woodbridge
Suffolk
IP13 8DQ



Entrance hall, kitchen and sitting/dining room.

Conservatory.

Two first floor bedrooms and a family bathroom.

Garden to front and enclosed garden to rear.

Allocated off-road parking space.

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

The property forms part of Jubilee Close, an established and popular residential area that is just a short walk from the centre of the village of Laxfield. Laxfield is one of the most popular villages in the area with its two public houses, a well regarded primary school and pre-school, a Co-op village shop, and museum. 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, 7 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 15 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

3 Jubilee Close is a modern two-bedroom terraced house with part-rendered and part-brick elevations beneath a pitched tiled roof. The property is located in the sought-after village of Laxfield, within walking distance of local amenities. The property would make an ideal first-time purchase or investment opportunity. The house has been exceptionally well maintained and attractively presented by the current vendors, who have undertaken a light programme of refurbishment and redecoration.

The property is entered via the front door into an entrance hall, which features a built-in coat cupboard, a purpose-made storage unit, and laminate-style flooring. This flooring continues seamlessly through the entrance hall, sitting/dining room, and kitchen. An opening from the entrance hall leads into the kitchen, which has a window to the front aspect and is fitted with a matching range of wall and base units. There is a one-and-a-half bowl stainless steel single drainer sink unit with a spray mixer tap over, complemented by tiled splashbacks and roll-top work surfaces. The kitchen also benefits from a four-ring electric hob with an electric oven below, space and plumbing for a washing machine and dishwasher, and additional space for appliances. A part-glazed door from the entrance hall leads into the sitting/dining room, a well-proportioned space featuring an electric heater and a freestanding wood-burning stove set on a brick hearth. Sliding doors open into the conservatory, which is of UPVC construction with a polycarbonate roof, windows to three sides, and French-style doors leading out to the paved courtyard garden at the rear of the property.

Stairs rise from the sitting/dining room to the first-floor landing, where there is a built-in airing cupboard housing a pre-lagged hot water cylinder with shelving above, along with access to the loft. Bedroom one is a well-proportioned double room with a window to the rear, an electric panel heater, and a built-in wardrobe with hanging rail and shelf above. Bedroom two is a good-sized single room with a window to the front aspect, an electric panel heater, and a built-in wardrobe, also fitted with a hanging rail and shelf above. The family bathroom has been recently refitted and is stylishly appointed, comprising a panelled bath with an ornate mixer tap, featuring a drencher shower and separate handheld attachment set within a tiled surround. There is an obscure-glazed window to the front aspect, a vanity sink unit with mixer tap and storage below, complemented by tiled splashbacks, and a close-coupled WC with bidet attachment. Additional features include a chrome heated towel radiator, ceramic tiled flooring, and a built-in storage cupboard located to the rear of the airing cupboard, fitted with slatted shelving.

Outside

The property is approached via a pathway leading from the pavement through a front garden, which is predominantly laid to lawn and set behind a hedge, providing a pleasant degree of privacy, and leading to the front door. Allocated parking is located to the rear of the property, accessed via Jubilee Close. Taking the first left, the space is situated immediately behind the property. The rear garden is designed for ease of maintenance, comprising a paved courtyard that provides a private seating area. There is also a bespoke oak weatherboarded shed with a tin roof and integrated log store, all enclosed by panel fencing.

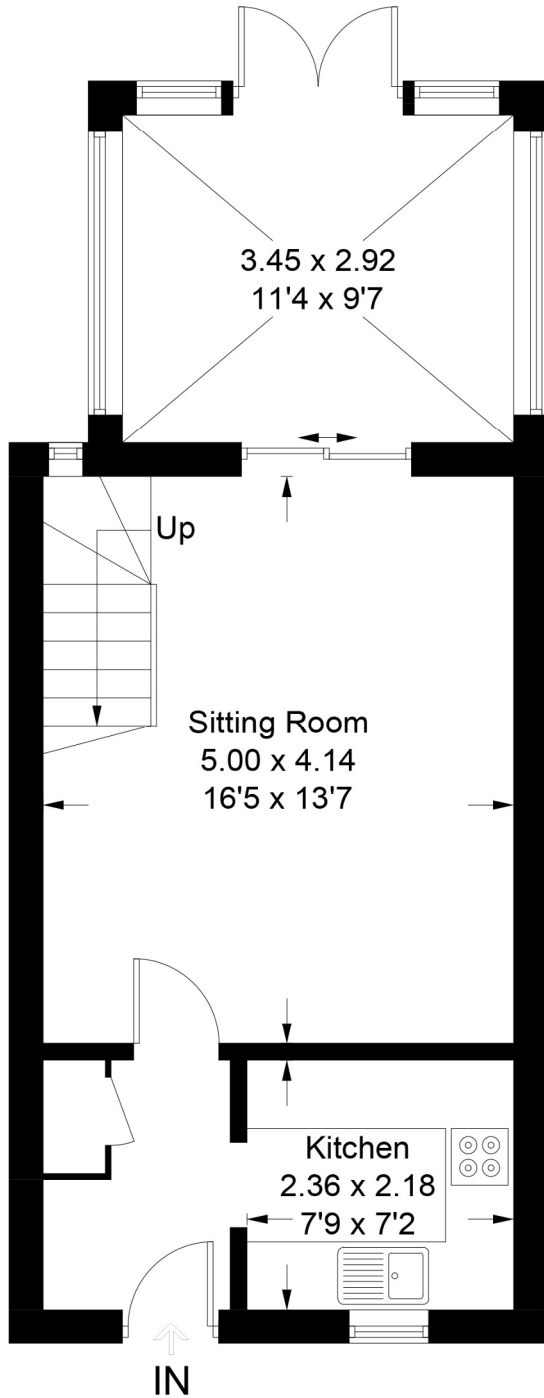




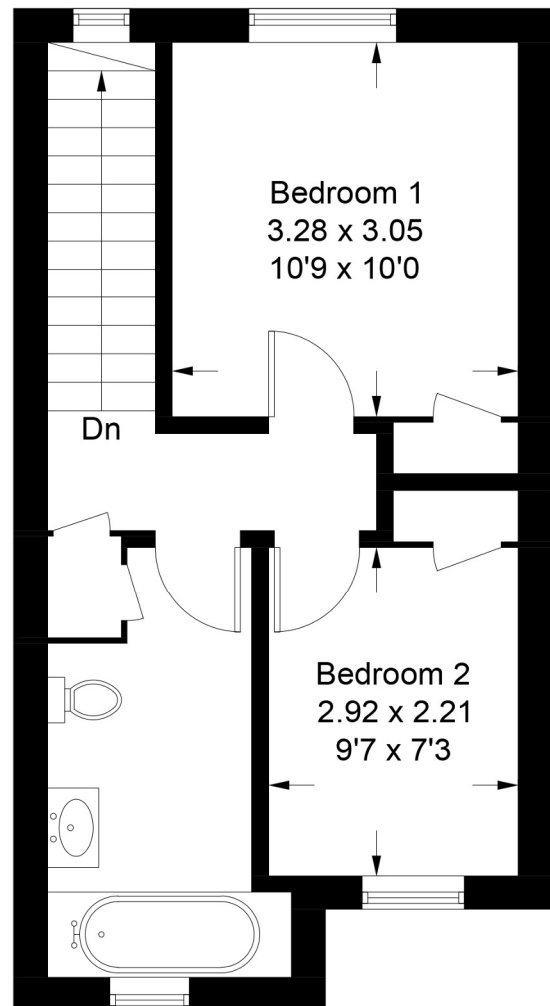


3 Jubilee Close, Laxfield

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft



Ground Floor



First Floor

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Electric heaters.

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 = E (Copy available from the agents upon request).

Council Tax Band B; £1,813.58 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.

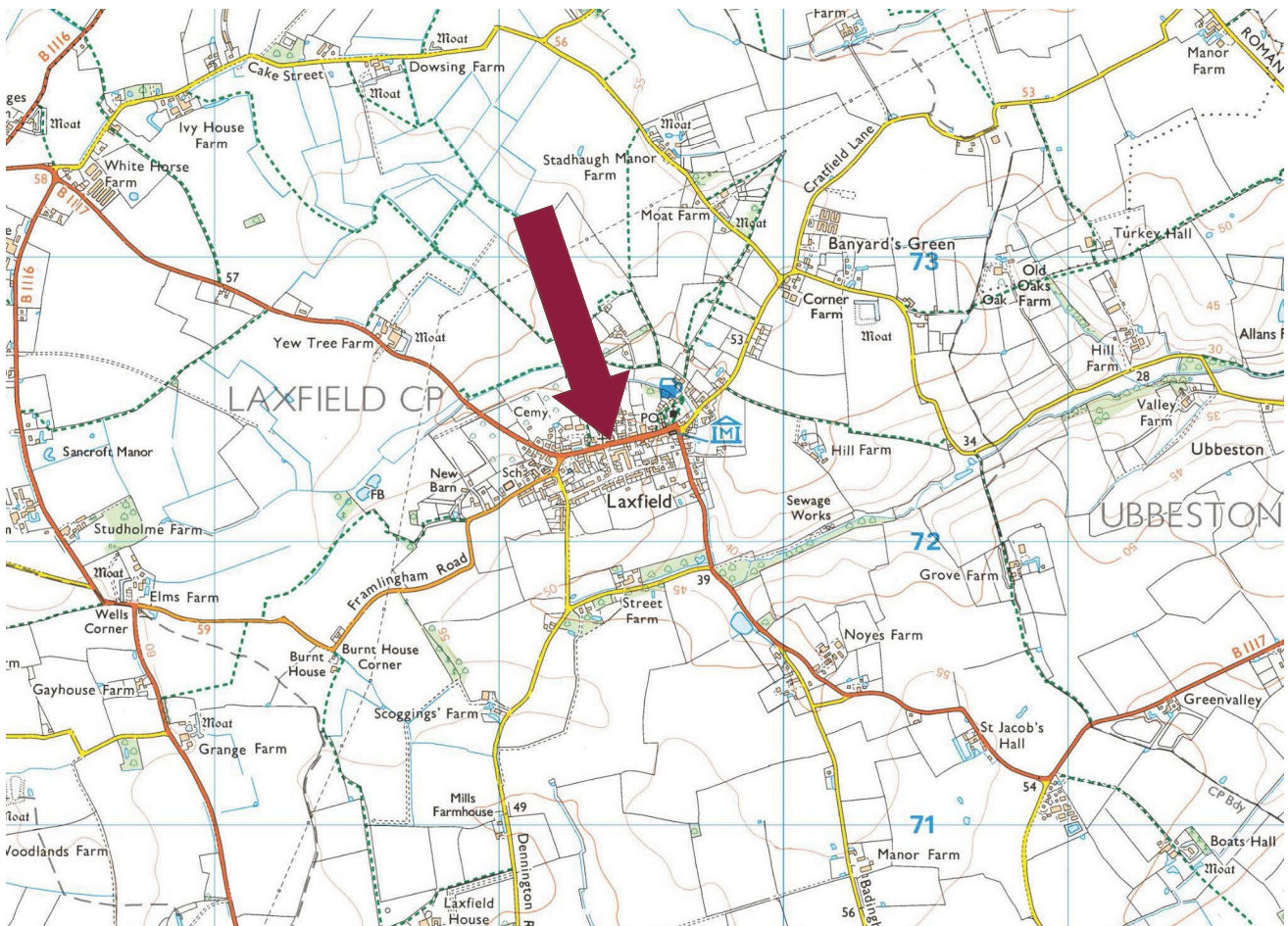
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Directions

Proceed into Laxfield from the west, passing the primary school on your left-hand side. At the T-junction by the war memorial, turn right onto the High Street. Number 3 Jubilee Close will be found shortly thereafter on the main street, before the turning into Jubilee Close, and will be identified by a Clarke and Simpson "For Sale" board.

For those using the What3Words app: [///snappy.strong.fetching](https://www.what3words.com/#!/en-gb/3qgq-3p3p-3p3p)



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