



**Noyes Avenue, Laxfield Woodbridge IP13 8EB**

**welcome to**

## **Noyes Avenue, Laxfield Woodbridge**

A newly renovated three-bedroom detached bungalow in the sought-after village of Laxfield, offering open-plan living with a modern kitchen, conservatory, utility room, and stylish bathrooms including a primary en-suite. Externally, the property benefits from off-road parking and a generous garden.

### **Entrance Hall**

Front door, storage.

### **Kitchen / Lounge**

21' 7" Max x 26' 1" Max ( 6.58m Max x 7.95m Max )  
Two double glazed windows to side aspect, base and eye units, integrated oven, dishwasher, electric hob, sink, integrated fridge / freezer, radiator.

### **Utility Room**

10' 7" x 8' 2" ( 3.23m x 2.49m )  
Double glazed window to rear aspect, door to rear aspect, base and eye units, sink, space for washer and dryer, radiator.

### **Conservatory**

11' 6" x 9' 1" ( 3.51m x 2.77m )  
Double glazed surrounds, double glazed French doors to rear, radiator.

### **Bedroom 1**

13' 10" x 11' 10" ( 4.22m x 3.61m )  
Double glazed window to front aspect, radiator, carpet flooring.

### **Ensuite**

W/C, wash hand basin, enclosed shower, heated towel rail, extractor fan.

### **Bedroom 2**

14' 6" x 9' ( 4.42m x 2.74m )  
Double glazed window to rear aspect, radiator, carpet flooring.

### **Bedroom 3**

11' 7" x 8' 8" ( 3.53m x 2.64m )  
Double glazed window to front aspect, radiator, carpet flooring.

### **Bathroom**

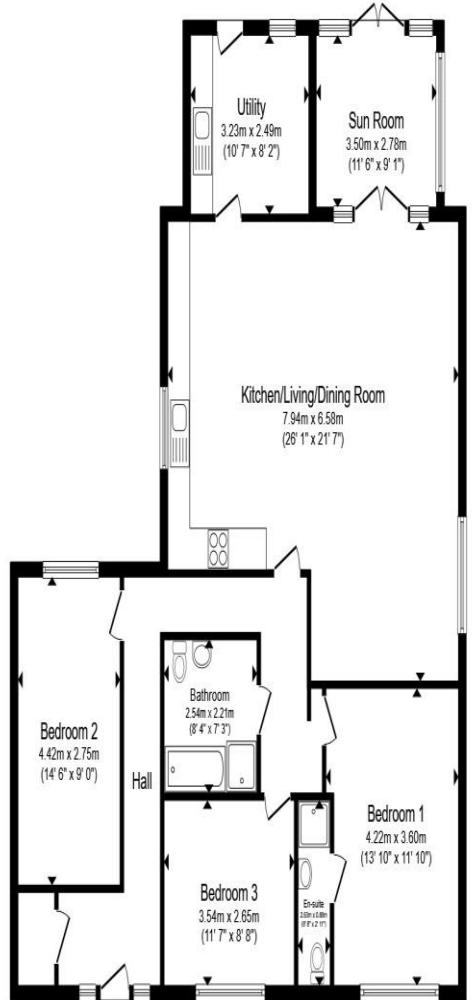
W/C, wash hand basin, enclosed shower, bath tub, extractor fan, heated towel rail.

### **Parking**

Off road parking for multiple cars.

### **Garden**

Turfed, patio area, fenced for boundary.



**Floor Plan**

Total floor area 129.4 m<sup>2</sup> (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

**Noyes Avenue,**

**Laxfield Woodbridge**

- OFFERED WITH NO ONWARD CHAIN
- Well-presented three-bedroom detached bungalow
- Newly renovated to a high standard
- Modern kitchen with integrated appliances
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£395,000**



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