



**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**

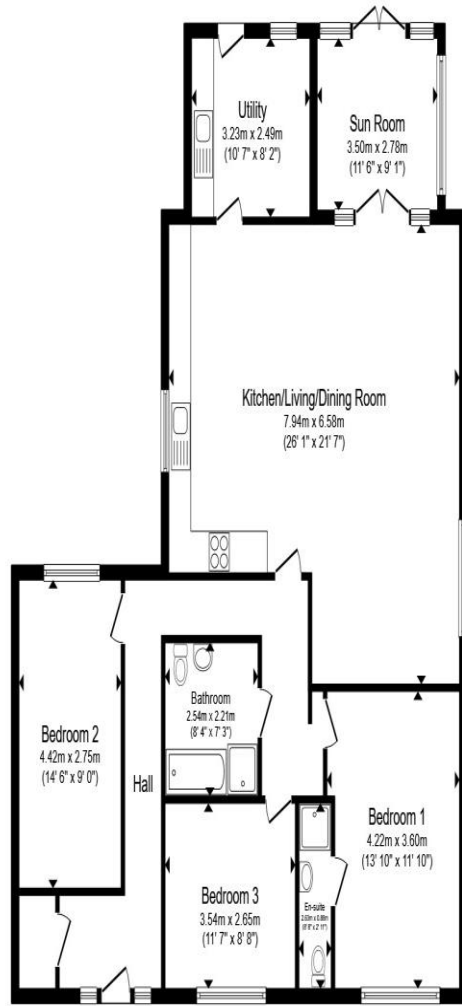
W/C, wash hand basin, enclosed shower, bath tub, extractor fan, heated towel rail.

### **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**



**view this property online** [williamhbrown.co.uk/Property/FLH105611](http://williamhbrown.co.uk/Property/FLH105611)



Property Ref:  
FLH105611 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01728 723923**



[Framlingham@williamhbrown.co.uk](mailto:Framlingham@williamhbrown.co.uk)



26 Market Hill, Framlingham, WOODBRIDGE,  
Suffolk, IP13 9AN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**