



Jubilee Close, Laxfield, Suffolk



**Huntingfield
Estates**
FRAMLINGHAM

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An extended and beautifully presented two bedroom end of terrace home set in the heart of Laxfield. Extended ground floor with light-filled dining room, separate sitting room, two double bedrooms, two off road parking spaces, log burner and rear garden.

LOCATION: The property is situated in the heart of the highly regarded village of Laxfield, one of the most popular villages in the area, well known for its strong community spirit and excellent local amenities. The village offers two traditional public houses, a well-stocked Co-op village shop, museum and hardware store/garage, along with a well-regarded primary school and pre-school. A thriving village hall hosts numerous clubs and events throughout the year along with a community monthly market. The historic market town of Framlingham lies approximately 7 miles away and provides a wide range of shopping, leisure facilities and highly regarded schooling in both the state and private sectors. The beautiful Suffolk Heritage Coast is around 15 miles to the east, while the regional centres of Ipswich and Norwich are both within about 25 miles. Mainline rail services to London Liverpool Street are available from Diss railway station, approximately 14 miles away.



JUBILEE CLOSE - INTERIOR A smart painted hardwood front door with double glazed panel leads you into the entrance hall which has two useful fitted storage cupboards and practical wood effect ceramic tiled floor which runs through into the kitchen. The kitchen has a range of contemporary white gloss wall and base units with laminate worktop over. There is an under counter oven, ceramic hob with extractor above, inset sink with a window above overlooking the front garden, space and plumbing for a washing machine and full height fridge/freezer. The entrance hall leads to the living room which sits at the heart of the house. This bright room has windows to the side and a contemporary log burner on a tiled hearth fitted to one wall with the stairs next to it. This in turn leads into the extended dining room. Featuring skylights (powered Velux windows), side window and double doors into the rear garden this room allows light to flow into the rest of the house and gives flexible additional living space.

On the first floor there is a bright landing with window to the side and an airing cupboard housing the hot water tank. The main bedroom has a window to the rear, a fitted wardrobe and additional storage area. The second bedroom has a window to the front and a fitted wardrobe. The main bathroom has a contemporary white suite with a bath with separate mains pressure shower above and glass shower screen, contemporary basin set on a grey vanity unit, wc and a frosted window to the front and a heated towel rail.

The house has upgraded oak internal doors throughout and neutral carpets to the living room, stairs, landing and bedrooms. UPVC white double glazing throughout.

JUBILEE CLOSE - EXTERIOR The house sits behind a neat hedge to the front with a small lawned area, side gate and path leading to the front door. The rear garden has a natural stone patio and small lawned area. There is a substantial shed and wood store behind and access from the rear of the garden to the parking area. A shingled path leads down the side of the house with a gate giving access to the front garden. There is a gravelled area at the rear of the house, accessed from Jubilee Close, with two allocated parking spaces directly at the rear of the garden.

TENURE - The property is freehold and vacant possession will be given upon completion. .

LOCAL AUTHORITY Mid Suffolk District Council **Tax Band:** B **EPC:** E **Postcode:** IP13 8DQ

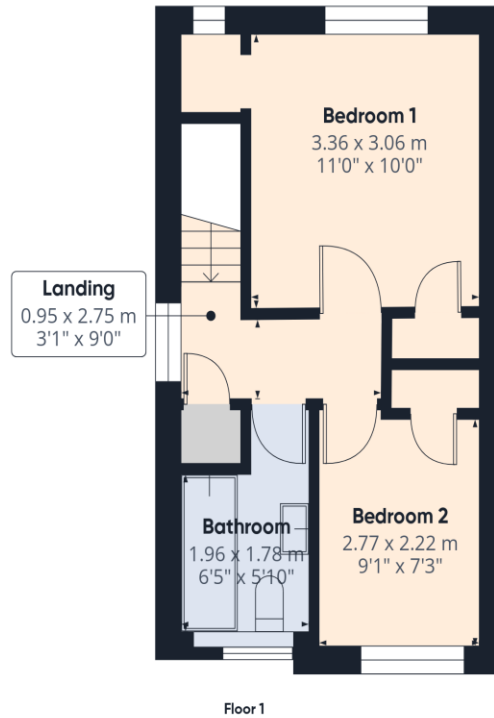
What3Words: ///soil.pizzeria.cope

SERVICES Wood burner, electric heaters, mains drains, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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