

*A well-presented two-bedroom detached bungalow, occupying a generous plot in a peaceful cul-de-sac within the sought-after village of Laxfield, just a short walk from the local amenities.*

Guide Price  
£315,000 Freehold  
Ref: P7728/B

22 Jubilee Close  
Laxfield  
Woodbridge  
Suffolk IP13 8DQ



Entrance hall, sitting room, dining room, conservatory and kitchen.

Two double bedrooms and a shower room.

Attached single garage.

Driveway providing off-road parking.

Gardens to front and rear.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

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

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## 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

22 Jubilee Close is a well-presented and well-maintained two-bedroom detached bungalow, featuring a combination of partial brick and rendered colour-washed elevations beneath a pitched tiled roof. The property includes a single attached garage to the side. Positioned in a quiet cul-de-sac, the bungalow is attractively recessed from the road, with a driveway providing off-road parking in front of the garage with an open-planned garden to the front and an enclosed garden to the rear. Additional features include UPVC double glazing and strategically placed electric night storage heaters throughout

Entering the property via the covered porch and through the partially glazed front door, you are welcomed into the entrance hall, which provides access to the principal reception rooms and the living accommodation. The hallway provides access to the loft, an airing cupboard housing a pre-lagged hot water cylinder with slatted shelving, and a built-in coat cupboard for additional storage. A door from the entrance hall leads into the sitting room – a well-proportioned room featuring a large bay window to the front, wall-mounted lighting, and a central fireplace housing an electric stove with a granite surround and wooden mantel above. Double doors open into the dining room, which benefits from recessed lighting and sliding doors providing access to the conservatory. The conservatory is constructed from UPVC with a polycarbonate roof and includes a door leading out to the garden. Both the dining room and the conservatory offer access to the kitchen, which enjoys a rear-facing window and is fitted with a matching range of wall, base, and display units including a wine rack. Additional features include a one-and-a-half bowl single drainer sink unit with mixer tap and tiled splashbacks, all set above roll-top work surfaces. There is space and plumbing for a washing machine and further appliances, as well as space for an electric cooker with a filter hood above.

From the entrance hall, doors lead to the bedrooms. Bedroom one is a generously sized double room with a window overlooking the rear and a matching range of fitted furniture, including wardrobes, a dressing table with mirror, integrated lighting, and an overhead cupboard. Bedroom two is another spacious double, featuring a bay window to the front, an electric panel heater, a built-in wardrobe with hanging rail and shelf above, and a built-in dressing table complete with drawer, mirror, and overhead cupboard. The shower room has an obscure-glazed window to the front, a close-coupled WC, a pedestal hand-wash basin, and a walk-in shower area with an electric shower over. The walls are fully tiled, and there is also a shaver point. The property has been recently redecorated throughout in preparation for marketing and benefits from new flooring, including fitted carpets and durable vinyl in both the conservatory and kitchen. .

## Outside

The property is approached from the highway via a driveway that provides off-road parking for two to three vehicles, leading to a single attached garage. The front garden is mainly laid to lawn and bordered by established shrubs and flower borders. To the rear, the garden enjoys a high degree of privacy and is not overlooked. A paved terrace lies immediately behind the property, with a pathway leading to a second terrace area and two raised vegetable beds. The garden is predominantly laid to lawn, enclosed by panel fencing, and complemented by a range of mature shrubs and flower borders. A further paved path behind the property leads to a greenhouse and provides access to the garage via a personal door. The garage itself features a 7ft up-and-over door, power and lighting, and a rear-facing window.



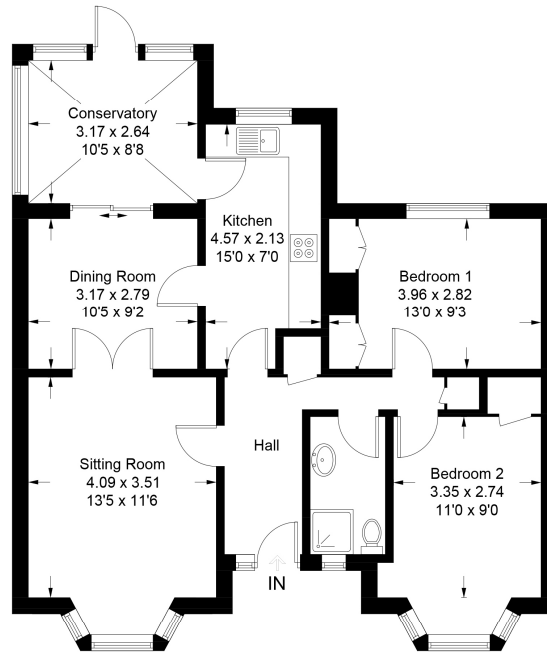






## 22 Jubilee Close, Laxfield

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Electric night storage heaters throughout.

**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 C; £1,974.78 payable per annum 2025/2026

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

### 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.

**October 2025**

## Directions

Enter Laxfield from the west and pass the primary school on the left. At the T junction adjacent to the war memorial, turn right. Take the second left on to Jubilee Close. Continue into Jubilee Close, bearing right at the bottom of the road and the property can be found round the corner immediately on the right hand side.

For those using the What3Words app: [///mouths.november.charge](http://www.what3words.com/#!/mouths.november.charge)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.