

A beautifully presented three bedroom bungalow with detached garage, built by Denbury Homes in 2023, situated on the edge of the desirable village of Laxfield.



Guide Price

£445,000

Freehold

Ref: P7879/MC

Address

15 Billingham Grove
Laxfield
Suffolk
IP13 8FQ



Entrance hall, 18' sitting room and 22' kitchen/dining room.

Principal bedroom with en-suite shower room, two further double bedrooms and bathroom.

Detached garage and driveway.

Landscaped gardens to the front and rear.

Contact Us



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And at The London Office
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Location

The property forms part of the popular Denbury Homes development that was constructed in recent years, set along Framlingham Road, just a short distance to the west of the centre of the village. Laxfield benefits from a good range of local facilities including two public houses, a well regarded primary school and pre-school, a Co-op village shop with Post Office, museum and garage. On the first Saturday of the month there is a community market. All Saints Church also hosts concerts in the summer months. In addition, there is a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The historic market town of Framlingham, approximately 4.5 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 12 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

Denbury Homes (formerly Hopkins & Moore) are well known, award-winning local developers that have created quality homes throughout East Anglia for almost forty years. In March of this year, Denbury Homes was awarded a five-star rating in the Home Builders Federation (HBF) annual customer satisfaction survey and 100% build quality score.

Built in 2023, 15 Billingford Grove is a beautifully presented three bedroom detached bungalow that was finished to a very high standard and includes 'upgrades' such as LVT flooring and downlighters throughout. In all, the accommodation extends to approximately 1,100 sq. ft (103 sqm) and comprises an entrance hall, a well fitted, open plan kitchen/dining room with a range of integrated appliances including a four ring Neff hob with stainless steel splashback and extractor hood above, oven, microwave and fridge/freezer. There is also an inset stainless steel sink. From the dining room, French doors open onto the extended patio and generous, easterly facing rear garden. The 18' sitting room is extremely light with bifold doors that also open onto the rear patio.

The principal bedroom enjoys views of the rear garden and benefits from built-in wardrobes. It also has a well fitted en-suite shower room which comprises an obscured glazed window to the rear, WC, handwash basin and built-in shower with tiled surround. Bedroom two is a double bedroom with windows to the front and built-in wardrobes, whilst bedroom three, which is currently used as a study, is a further double bedroom with a window on the front elevation. The bathroom has an obscured glazed window to the rear and comprises a panelled bath with shower over in a tiled surround, WC and handwash basin. The generous hallway offers a built-in 'utility cupboard', which houses the washing machine and tumble dryer.

Being only three years old, the property is extremely energy efficient with an EPC rating of B (86) achieved by double glazed wooden windows throughout, high levels of insulation and an energy efficient air source heat pump serving the central heating (underfloor heating) and hot water systems. The property also benefits from high speed internet and the residue of a 10 year NHBC warranty.

Outside

The property is approached via a driveway which provides off road parking and access to the detached single garage. The garage has an up and over door which is connected to power and light. The rear garden is fully enclosed and is mainly laid to lawn with planted borders and a patio area.

Management Company

A management company is in place to maintain the communal areas of the development. This is managed by EWS Property Management, and the current annual maintenance charge is £149 for the period 1st January 2026 to 31 December 2027.



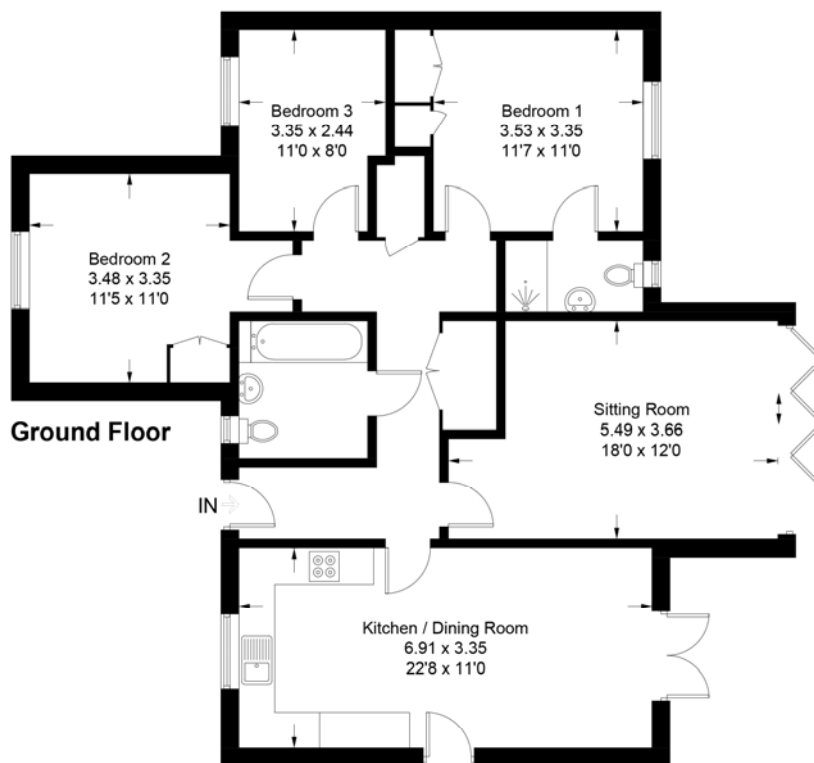






15 Billingford Grove, Laxfield

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Air source heat pump serving the underfloor central heating and hot water systems.

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

Council Tax Band D; £2,331.75 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

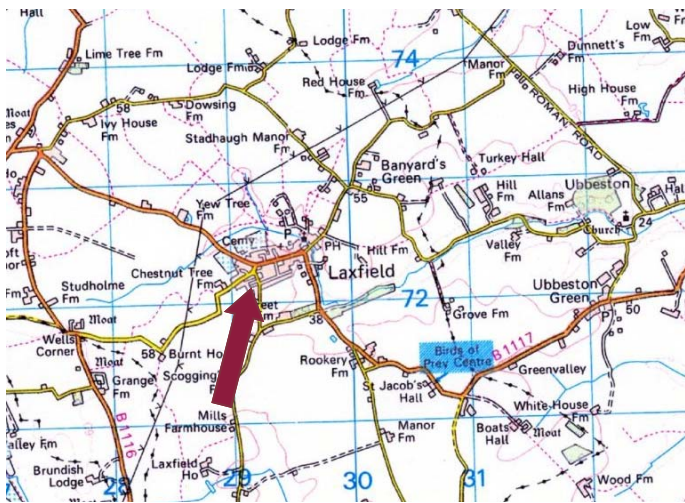
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

Approaching the village of Laxfield from the south west, continue along the Framlingham Road. On entering the village, the entrance to Talbot Road will be found on the right hand side almost opposite the primary school. Turn left onto Billingford Grove where Number 15 will be found a short way along on the left hand side.

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