Chartered Surveyors / Estate Agents

Clarke & Simpson









55 Noyes Avenue, Laxfield, Suffolk IP13 8EB

A well-presented one-bedroom, attached house, located in the popular village of Laxfield.

Guide Price £165,500 Freehold

P7929MC

Summary

Entrance hall, sitting/dining room and kitchen.
Bedroom and bathroom.
Garden.
Allocated parking.

Location

Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area. It has two public houses, The Royal Oak and The King's Head (known locally as The Low House). There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store. There is also a cricket team, bowls and football clubs, and a well supported village hall hosting numerous functions and clubs. The town of Framlingham offers an excellent range of shopping and recreational facilities, as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with the county town of Ipswich and the city of Norwich being within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is approximately 14 miles away.

Description

55 Noyes Avenue is a well-presented one-bedroom attached 'quarter house' that forms part of an established residential location in the popular village of Laxfield.

The property is approached via a paved pathway leading to the entrance porch. The front door opens into the entrance hall which provides access to the sitting/dining room which has a bay window overlooking the front garden. It also has an air conditioning unit and access to a useful storage cupboard. The property benefits from electric storage heaters and double-glazed windows throughout which were replaced in 2022 with new UPVC alternatives. The fascias and soffits have also been replaced with low maintenance UPVC fittings. From the sitting/dining room, a door leads through to the kitchen which has a window to the front and is fitted with a range of matching wall and base units. There is an inset stainless steel sink, tiled splashbacks and a four-ring hob with extractor hood above. There is also space for an under-counter fridge and plumbing for a washing machine.





Stairs rise from the sitting room to the first-floor landing which provides access to the bedroom and bathroom. The double bedroom overlooks the front of the property and benefits from a built-in wardrobe together with an airing cupboard housing the hot water tank. The bathroom has a Velux window and comprises a bath with shower over, WC and wash hand basin.

Outside

A shared driveway leads to a communal parking area where there is one allocated parking space. To the front of the property is an open plan garden which is predominantly laid to lawn, with a pathway leading to the front entrance.

A side gate provides access to the rear garden which is mainly laid to lawn. There is a raised decked terrace which has a hot tub and stepping stones lead to a further seating area at the rear of the garden. The garden is partially enclosed by timber fencing.






BUSH


BREAD









Directions

Heading into Laxfield on the B1117 from the direction of Stradbroke, continue along the high street, passing the war memorial on the right. After a short distance is a right hand turning into The Link. Continue to the end of the road and turn left onto Noyes Avenue. The property can be found at the bottom of the road on the right-hand side.

For those using the What3Words app: ///hence.committed.documents

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Modern electric heaters and air conditioning unit.

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

Council Tax Band A; £1,554.50 payable per annum 2026/2027

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

55 Noyes Avenue, Laxfield

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft

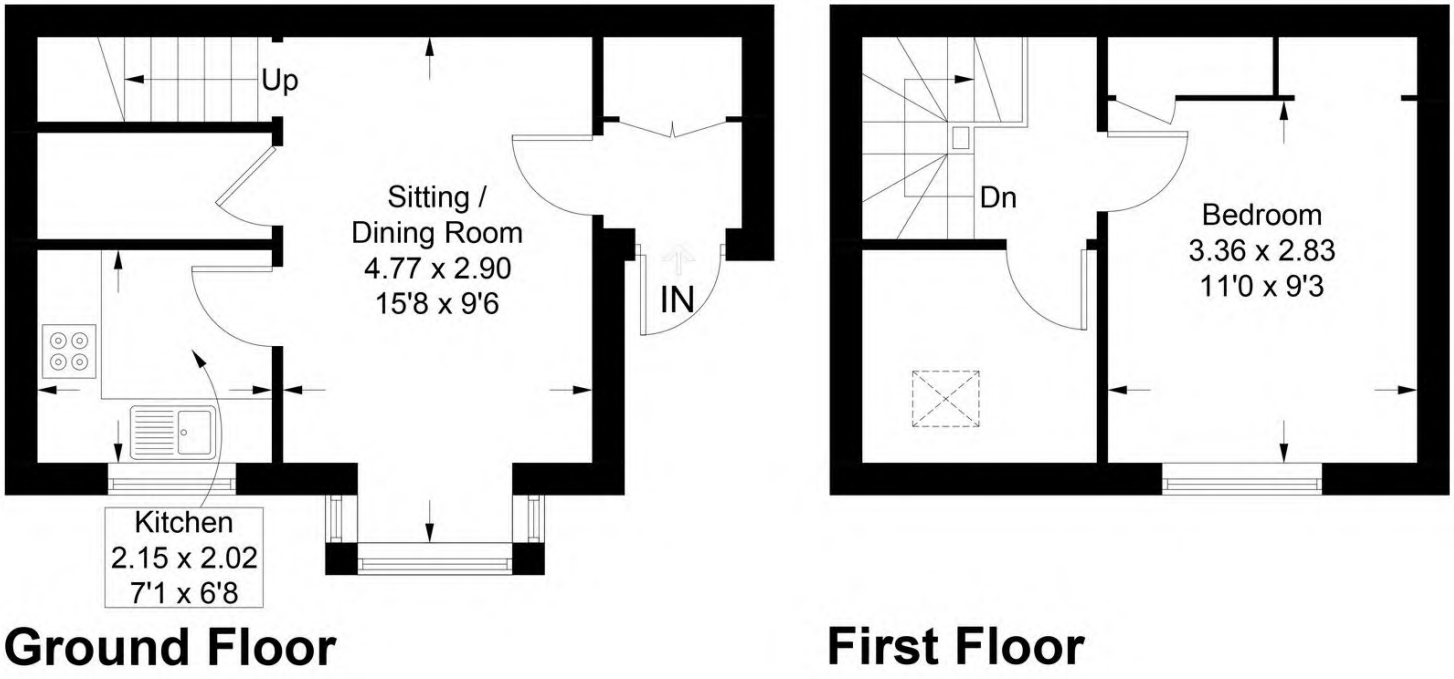


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NOTES

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.

June 2026



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