

*A spacious one bedroom ground floor apartment that was built in 2024 to an extremely high specification, a short distance from the centre of Laxfield.*

Guide Price

£185,000

Share of Freehold

Ref: P7626/J

5 Fox Close

Laxfield

Suffolk

IP13 8FL



Entrance hall, 21' open plan kitchen and sitting room, double bedroom and bathroom.

One parking space.

Large patio garden.

Contact Us



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## Location

The property forms part of Fox Close; a recently completed development set along Bickers Hill that is only a short distance from the centre of the picturesque and popular village of Laxfield. The village offers a well regarded primary school, an excellent Co-op village store/post office, the impressive All Saints Church, together with a Baptist Chapel, hardware store/garage and two public houses, including the Kings Head, known locally as 'The Low House'. The historic town of Framlingham lies about 7 miles to the south where there is further schooling in both the state and private sectors as well as a good range of shops and restaurants. Halesworth, also with an excellent selection of local facilities and a Wednesday market, is 7 miles to the east. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is approximately 15 miles to the east. Diss, with mainline Inter City rail services to London's Liverpool Street Station and Norwich, lies about 14 miles to the west. The County town of Ipswich lies about 25 miles to the south.

## Description

Built in 2024 by the extremely well regarded local developer, Jordan Developments Ltd, 5 Fox Close comprises a spacious one bedroom ground floor apartment that was built and completed to a high specification.

In all the accommodation extends to nearly 730 sq. ft (68 sqm) with an entrance hall that has a useful fitted cloak cupboard, 21' open plan kitchen and sitting room, generous double bedroom with built-in wardrobe cupboards and a spacious bathroom. The kitchen area is fitted with a good selection of high quality cupboards and drawers with Quartz worksurfaces and fitted/integral appliances that include a high-level double oven and grill, fridge freezer and dishwasher, together with space for a washing machine.

Outside there is a communal parking area that is shared with the two neighbouring properties and within which there is a designated parking space. To the rear is a fully enclosed south-easterly facing garden that has been hard landscaped with Indian sandstone paving for ease of maintenance. The property also benefits from an electric charging point.

The apartment is particularly energy efficient with an EPC rating of B. There are UPVC double glazed windows and doors throughout together with an electric air sourced heat pump serving the underfloor heating throughout the apartment as well as providing hot water.

The property also benefits from the remainder of the NHBC structural warranty.











## 5 Fox Close, Laxfield

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

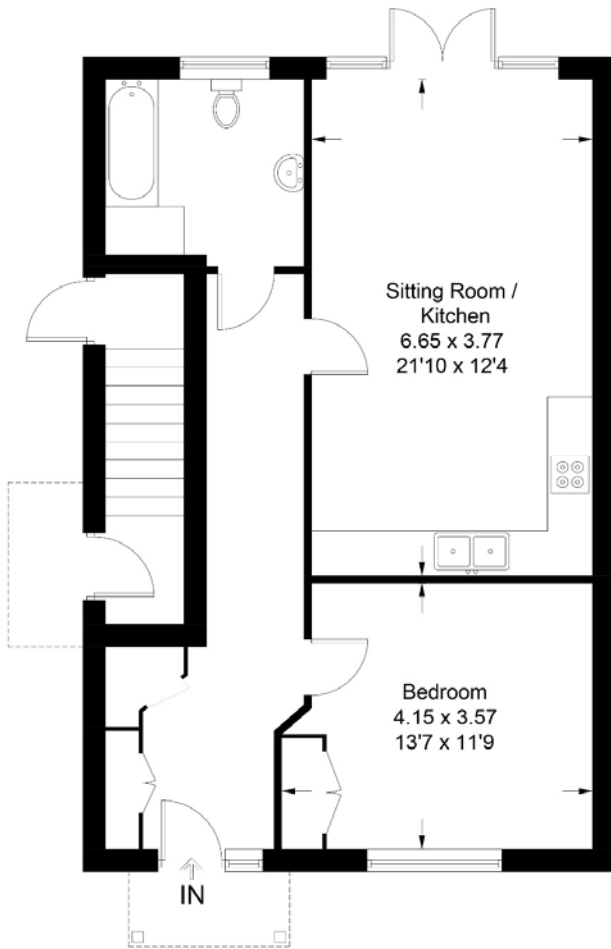


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204790)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Electric air sourced 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 A; £1,481.09 payable per annum 2025/2026

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

*Management Company* - There is a Management Company in place to deal with the maintenance and repair of any communal areas and an annual service charge is payable. We are advised that the current charge is £360 per annum, which includes a sinking fund payment for the foul pump. Please refer to the selling agent for further information.

*Ownership Arrangement* - The property is to be sold with the benefit of a 999 year lease from 8th August 2024 together with a 50% share of the freehold interest in the building. The remaining 50% share is owned by 6 Fox Close (flat above 5 Fox Close). The owners of numbers 5 and 6 Fox Close are equally responsible for maintaining and repairing the parts of the building that are not specified within their respective leases. We understand that there are no ongoing annual costs for this arrangement and instead, when a repair issue comes to light the two owners will arrange for any works to take place and share the cost equally.

### 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.

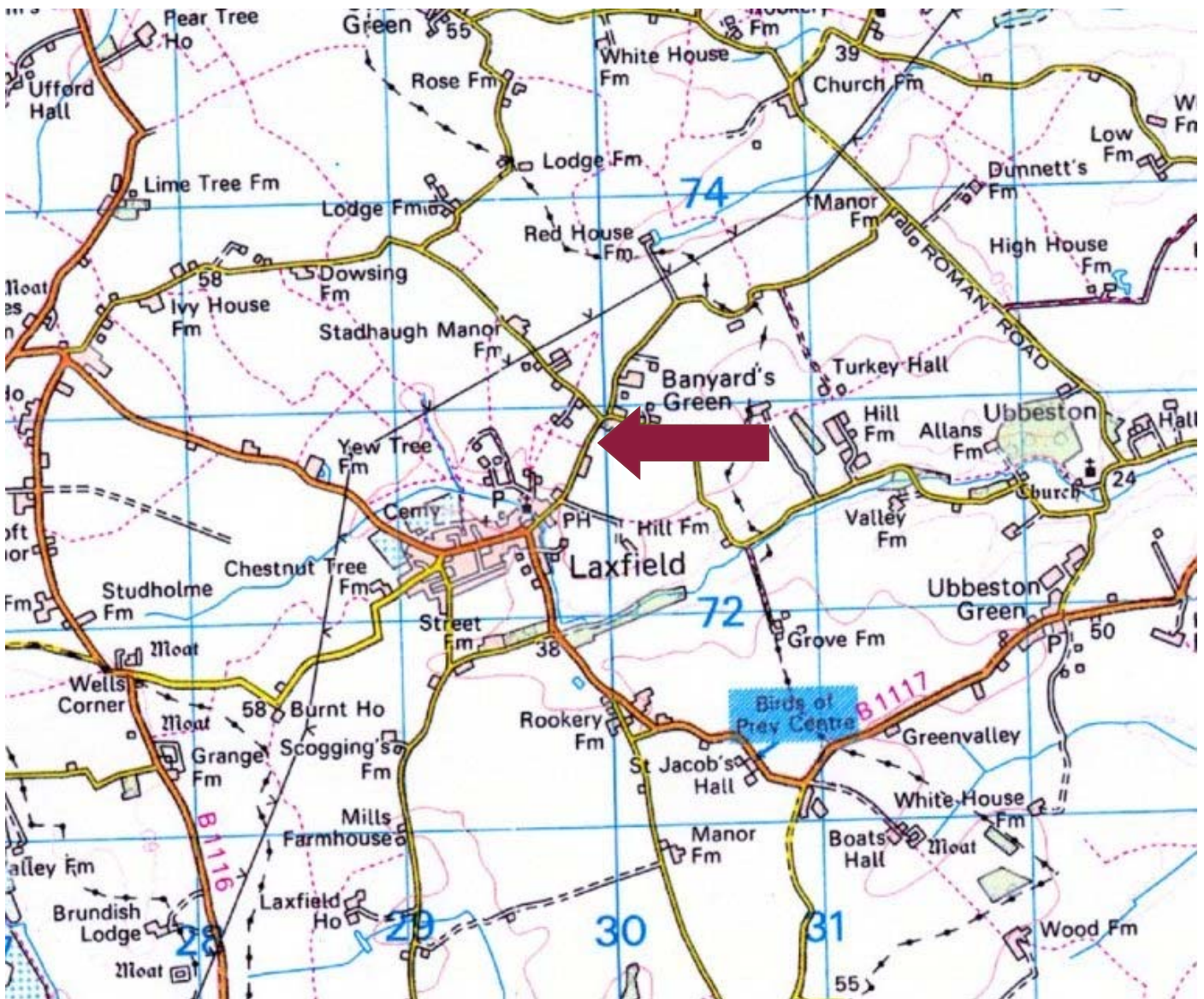
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*March 2026*

## Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 turn right and then immediately left continuing towards Laxfield. After about 3.5 miles, take the turning to the right where it is signposted to Laxfield. Continue into the village passing the school on your left. At the T-junction with the war memorial turn right onto the main street. Proceed through the village turning left just after the church and the Royal Oak pub. Continue up Bickers Hill and the site is located towards the top of the hill on the right hand side.

For those using the What3Words app: [///smarting.ferried.premature](https://www.what3words.com/#!/smarting.ferried.premature)



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