



Noyes Avenue, Laxfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



An end of Terrace house in the popular quintessential village of Laxfield ** WOOD BURNER**PARKING FOR THREE VEHICLES**GARAGE**GARDEN

LOCATION The property is positioned in a quiet road at the heart of the much admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. 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 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 Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.



Guide Price: £215,000

- **Entrance Porch**
- **Wood Burner**
- **2 Bedrooms**
- **Parking for Three vehicles**
- **Entrance Porch**
- **Garage**
- **Garden**

NOYES AVENUE - INTERIOR An Entrance Porch welcomes you into the property with space for coats and shoes. A door leads into the Sitting Room which has a window overlooking the front and a contemporary wood burner which heats the whole house. A door to the Kitchen/Dining Room is light and airy having a window overlooking the rear garden and double doors giving access to the garden. There is a range of wood wall and base units with laminate work top over, stainless steel sink and drainer with mixer tap, integrated electric oven, induction hob with extractor above. There is space for a washing machine and Fridge/Freezer. Upstairs there is a landing window to the side. The Main Bedroom has a window overlooking the garden and bowls club beyond. There is a small built in cupboard. There is a second bedroom with a window to the front and built in airing cupboard. The Family Bathroom has a white suite comprising bath with shower attachment over, wc and wash hand basin and velux window. This completes this well presented property which would suit a variety of purchasers for a family home, weekend retreat and will be snapped up quickly so book now for a viewing on [01728 724566](tel:01728724566).



NOYES- AVENUE - EXTERIOR To the front of the property there is parking for three vehicles and to the side of the property is a gate leading down a long drive to a single garage (currently used as a gym). The rear garden has a pathway down one side leading to a patio area with space for a wood shed and the rest is laid to lawn.

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

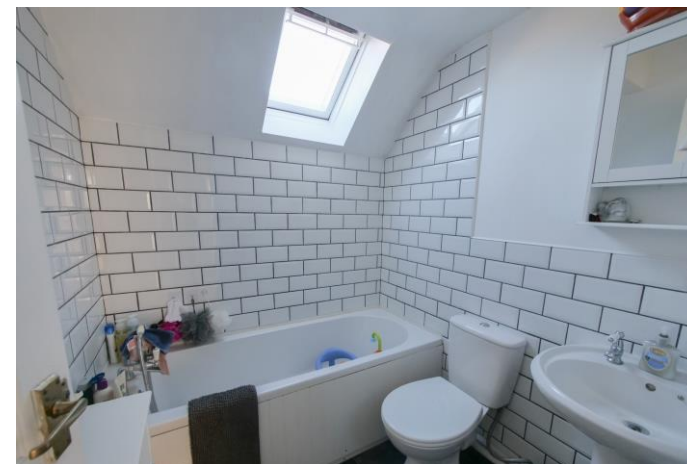
SERVICES There is a wood burner to Sitting Room, eco rads, mains drainage, water and electricity

LOCAL AUTHORITY Mid Suffolk District Council Tax Band: C EPC: D Postcode: IP13 8EB

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 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.





Ground Floor



Floor 1



Approximate total area¹⁾

47.28 m²
508.88 ft²

Reduced headroom

0.83 m²
8.91 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

Huntingfield Estates

9 Market Hill, Framlington, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

