



10 Talbot Road
Laxfield
IP13 8FP

Guide Price: £285,000





- Built in 2023 by Denbury Homes
- Beautifully presented throughout
- Two generous bedrooms, one with ensuite
- Landscaped garden with patio
- Upgraded Kitchen with fitted appliances

Location

Laxfield situated in North Suffolk supports a village shop, hardware shop, pre-school, and an 'Outstanding' primary school. Stradbroke and Framlingham provide schooling at High School level and Framlingham has a 6th form. Laxfield is fortunate to have 2 thriving pubs, both serving food, and an 8 acre communal playing field which has a large children's play area and bowls green. The newly refurbished village hall is in the centre of the village and once a month a market is held in and around the church and the Royal Oak pub. Laxfield is equidistant to Bury St Edmunds and Norwich, both about 30 miles, and 15 miles from Diss for the mainline train services to London Liverpool Street. The seaside towns of Southwold and Aldeburgh can be reached in about 30 minutes.





Property

This beautifully designed semi-detached house is nestled in the heart of the popular village of Laxfield. Built in 2023 by Denbury Homes, the property offers the benefit of 8 years remaining on the NHBC warranty. This stunningly presented property offers the perfect blend of modern elegance and cosy charm. On the ground level the kitchen offers custom upgraded olive green units with white quartz worktops and splash back, Neff slide and hide oven, integrated fridge freezer, dishwasher and washing machine. There are bespoke shutters installed throughout the property and with the added feature of electrical roller blinds to the patio doors. Grey scale hard flooring laid throughout the downstairs with underfloor heating, hand-made wool carpet laid to the stairs and plush grey carpets to the bedrooms.

The home features two spacious bedrooms, each generously sized and flooded with natural light, making them perfect for relaxation. The master bedroom offers plenty of storage space with double fitted wardrobes and bedroom two boasts a luxurious en-suite, providing a private sanctuary with sleek and stylish finishes. The family bathroom is equally as luxurious in its finish with a modern suite and custom picked natural travertine tiles to bathroom walls and floors. The bright open-plan living area is thoughtfully designed, allowing for seamless flow between spaces—ideal for entertaining or everyday living.

Outside

To the rear you'll find a delightful garden, with an extended patio area, perfect for alfresco dining or simply soaking up the sun.

Tastefully landscaped with low maintenance borders. Convenience is further enhanced by off-street parking offered via a driveway to the side of the property.

Services

Mains water and electricity are connected to the property and heating is provided via an air source heat pump.

How to get there : What3Words
///capacity.padding.column

Agents Note I

In accordance with the Estate Agents Act 1979 we declare that the vendor of this property is a member of staff of TW Gaze.

Viewing

Strictly by appointment with TW Gaze

Freehold


Council Tax Band : B
Ref

Important Notice

TW Gaze for themselves and for their Client give notice that:-

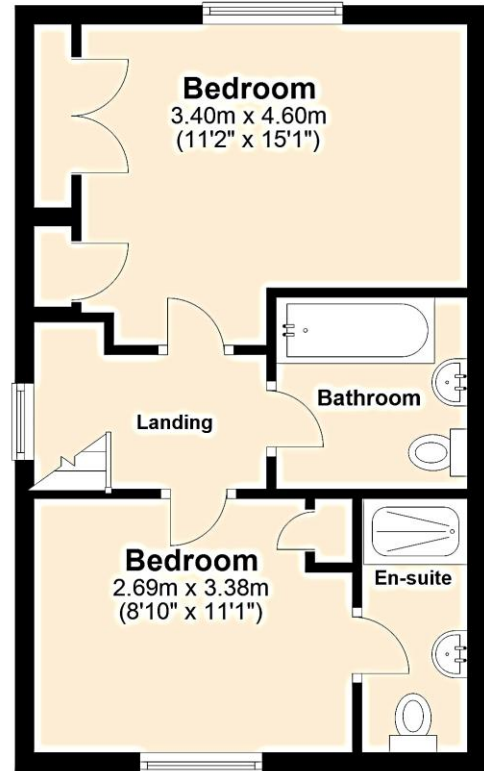
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | 103 |
| (92 plus) A | | 88 | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

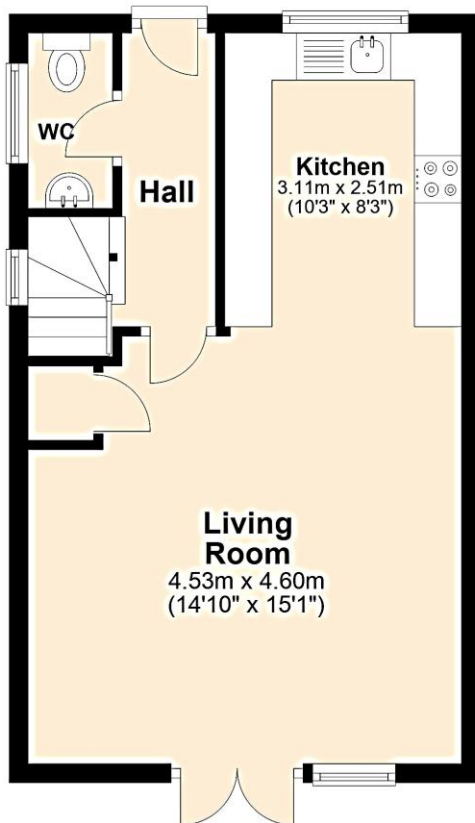
First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.