

A brand new one bedroom ground floor flat, built to a high specification and forming part of Fox Close, a new development of just 8 bespoke properties by Jordan Developments, in the desirable village of Laxfield.

Guide Price
£185,000
Share of Freehold
Ref: P6569J

5 Fox Close
Laxfield
Woodbridge
Suffolk
IP13 8FL



Entrance hall, open plan sitting room and kitchen.
Double bedroom and bathroom.
One parking space.
Large patio area.
Build completion anticipated early 2024.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

5 Fox Close forms part of a new and exclusive development in a rural location along Bickers Hill, but 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

Further to Jordan Developments popular recent builds - Felgate Close and Fisher Close/Oakes Close - Fox Close is currently under construction. Plots 1, 3 and 4 are sold. It is anticipated that this property will be ready in early 2024.

5 Fox Close comprises a one bedroom ground floor flat benefitting from a designated car parking space. The accommodation will extend to approximately 60 sqm and comprise an entrance hall, open plan sitting room and well-fitted kitchen, a double bedroom and a bathroom. Outside there will be a good size patio.

The property will be finished to very high and exacting standards as expected by the well regarded local developer, Jordan Developments. The external finish will be in a traditional Suffolk vernacular with brick elevations under a pitched pantile roof. The property will be extremely energy efficient and include UPVC windows in a contemporary style and colour. Internally, Jordan Developments finish their properties to an extremely high standard with high quality kitchens including integral appliances. The bathroom will also be fitted with high quality sanitary ware. Flooring will also be provided throughout. The property will be heated by an energy efficient electric air source heat pump serving underfloor heating.

The property will benefit from an NHBC 10 year structural warranty.

Viewing

Strictly by appointment with the agent.

Please do not access the site without booking an appointment as this is a working building site.

Services

Mains water, drainage and electricity. Electric air source heat pump providing hot water and central heating.

Council Tax

To be assessed.

EPC Rating

To be assessed.

Management Company

The developer intends to put a Management Company in place to deal with the maintenance and repair of any communal areas.

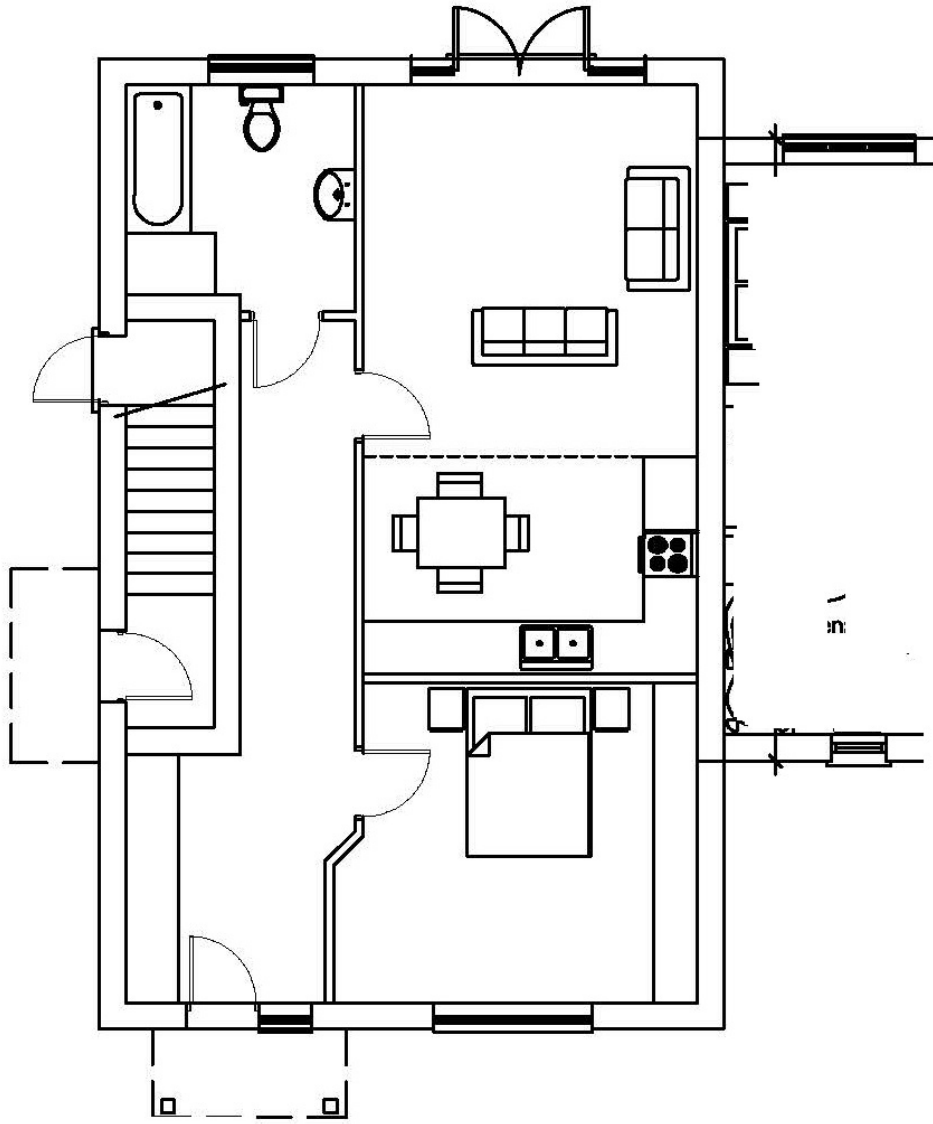
Reservation

A reservation deposit will be required. For further conditions on the reservation agreement please speak to the selling agent.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX; Tel: 0300 123 4000

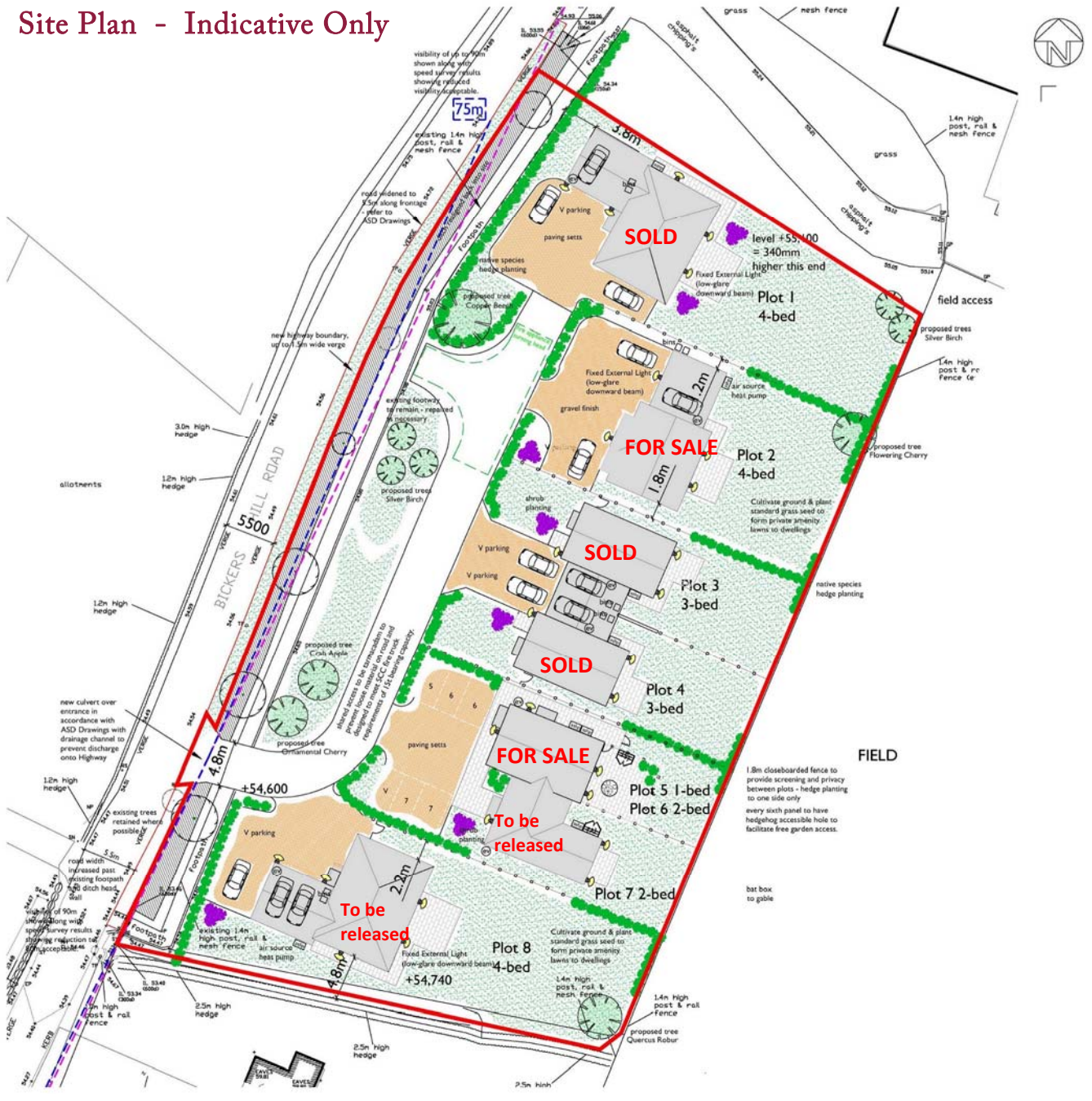
Floorplan - Indicative Only



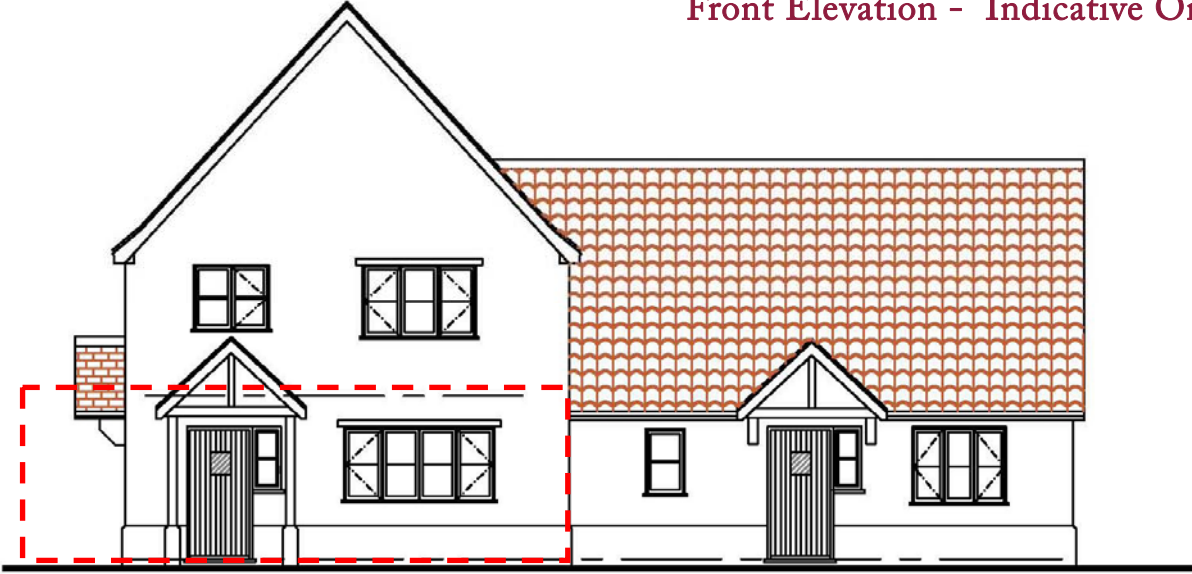
Example Interiors from other plots by the developer



Site Plan - Indicative Only



Front Elevation - Indicative Only



Rear Elevation - Indicative Only



The area to the rear of the development is currently being used for storing the building materials to complete the build and will be restored to paddocks, which will be in the ownership of the property to the top left of this picture.



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.
3. Drawings reproduced by kind permission of Roberts Molloy Architects and Consultants.
4. Please note all measurements are approximate and subject to change during the build process. The CGIs are for illustrative purposes only.

August 2023



Picture above has been digitally enhanced to show how area to rear will appear.

Location of development in relation to the village centre



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/ferried.premature)



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