

A recently built three bedroom link detached house with car port and generous rear garden, forming part of the popular Felgate Close development, a short walk from the centre of the village of Laxfield.

Guide Price
£340,000 Freehold
Ref: P7245J

6 Felgate Close
Laxfield
Woodbridge
Suffolk
IP13 8FF



Entrance hall, kitchen/dining room, sitting room and cloakroom.
Master bedroom with en-suite shower room, two further bedrooms
and a bathroom.

Driveway and car port.

Generous south-westerly facing rear garden.

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Location

The property forms part of Felgate Close, which is located off Bickers Hill Road and just a short distance to the north of the village. Laxfield is one of the most popular villages in the area with its 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 market towns of Framlingham and Halesworth are both within 7 miles and offer an excellent range of shopping and recreational facilities. Framlingham also benefits from good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with the popular centres of Southwold, Walberswick, Dunwich and RSPB Minsmere. The County towns of Ipswich and Norwich both within about 25 miles. Diss, 14 miles, offers Tesco, Morrisons and Aldi supermarkets, and has a mainline station with direct rail services to London's Liverpool Street station which take 1 hour 20 minutes.

Description

6 Felgate Close is a recently built, three bedroom link detached house that forms part of the popular Felgate Close development located just a short distance from the centre of the village. Constructed in 2019 by the well regarded local developer, Jordan Developments Ltd, the property was built in a traditional Suffolk vernacular with a combination of brick and weatherboard elevations under a pitched pantile roof and finished to an extremely high standard. There are well fitted and high quality kitchen, bathroom and en-suite facilities with branded sanitary ware, whilst the heating and hot water is provided via an energy efficient air source heat pump with underfloor heating throughout the ground floor and radiators on the first floor.

Outside there is a driveway and oak framed car port, together with a generous south-westerly facing rear garden that enjoys the sun for much of the day and into the evening.

The property will also benefit from the remainder of the 10 year NHBC warranty.

The Accommodation

The House

Ground Floor

A composite wood effect front door with central light opens into the

Entrance Hall

A generous area for receiving guests, and with window on the side elevation overlooking the driveway and cart lodge. Staircase rising to the First Floor, fitted storage cupboard, wood effect tiled flooring, telephone socket and door to



Kitchen/Dining Room

A light, twin aspect room with large window on the front elevation together with additional casement window on the side elevation overlooking Felgate Close. The kitchen area is extremely well fitted with a range of contemporary gloss fronted units with granite worksurface over incorporating the resin sink unit with mixer tap and carved drainer to the side. Four ring electric hob with light and extractor hood over together with oven and grill beneath. Integral appliances including fridge freezer and slimline dishwasher. Wood effect tiled flooring, downlighters and TV point.



Sitting Room

Another wonderfully light room with large casement window and fully glazed French doors on the rear elevation providing direct access to the patio and south-westerly facing garden. TV and telephone points.



A further doors from the Entrance Hall opens into the

Cloakroom

Fitted with RAK WC together with mounted hand basin with storage cupboard under and tiled splashback. Wood effect tiled flooring.

Stairs from the Entrance Hall rise to the

First Floor

Landing

With door to Airing Cupboard, access to roof space and doors off to

Bedroom One

A good size double bedroom with large casement on the rear elevation providing plenty of light. Radiator and TV point. Door to



En-suite Shower Room

Well fitted with fully tiled shower cubicle, RAK WC with concealed cistern and mounted wash basin with mixer tap and storage cupboard under. Wood effect flooring, heated towel rail, extractor fan and downlighters.

Bedroom Two

A double bedroom with large window overlooking Felgate Close. TV point and radiator.



Bedroom Three

A single bedroom or study with window overlooking the rear garden. Radiator.

Bathroom

Well fitted with suite comprising panelled bath in tiled surround with mixer tap and separate shower attachment. RAK concealed cistern and mounted sink unit with storage cupboard under and mixer tap over. Heated towel rail, wood effect flooring, extractor fan and downlighters.



Outside

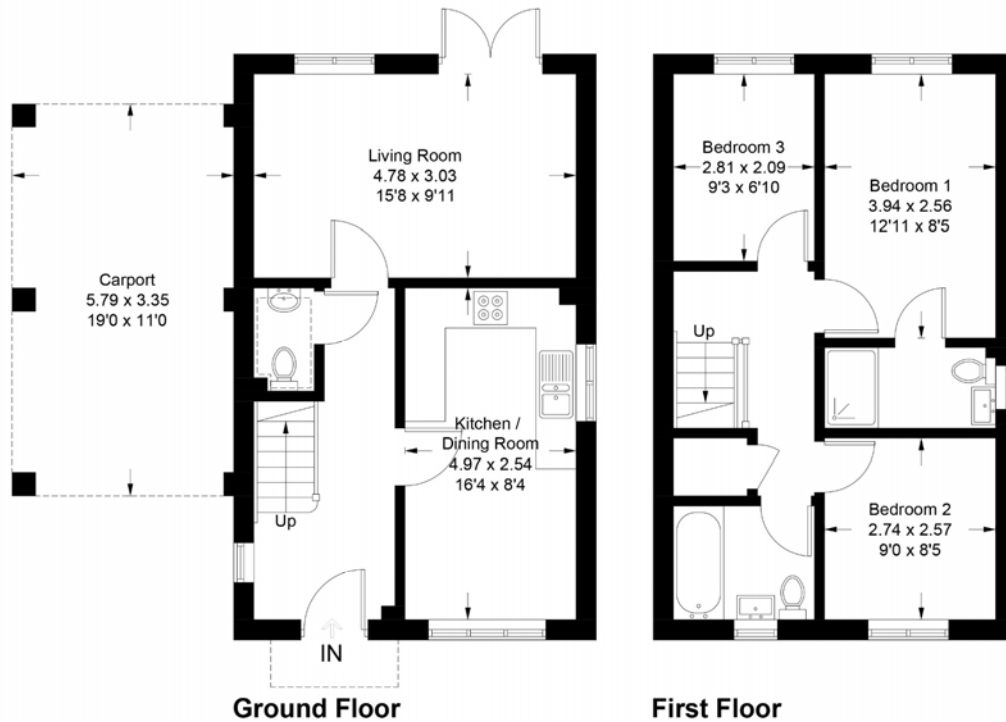
The property forms part of the popular Felgate Close development and is approached over a tarmac driveway that leads to the covered oak frame **car port**, approximately 19' x 11', which provides useful covered storage and has external lighting, power socket and an outside tap. Beside the driveway is the front garden and this is laid to grass with an Indian slate pathway leading up to the covered porch and front door. There is a small border immediately adjoining the front of the property that contains a variety of established flowers and shrubs, together with a post and chain link low level fence line.

To the rear of the car port is a gate that provides access to the garden. The property benefits from a very generous, south-westerly facing rear garden that is approximately 35' square and enjoys the sun during much of the day and into the evening. Immediately adjoining the rear of the property is a large Indian slate sandstone patio area, that can be directly accessed from the French doors serving the Sitting Room. Beyond this is the garden that has been laid to lawn for ease of maintenance and enclosed within fence panels. There is also a useful timber framed garden storage shed, surrounded by a shingled area.



6 Felgate Close, Laxfield

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Electric air source heat pump serving the central heating and hot water systems.

EPC Rating = C (77)

Management Company The developer intends to put a Management Company in place to deal with the maintenance and repair of any communal areas. Each property owner will be an equal shareholder of the Company.

Council Tax The property is currently rated for Business Rates as it has been used as a holiday let. The adjoining property is a Band C; £1,805.37 payable per annum 2023/2024

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000; www.midsuffolk.gov.uk/home

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. Please note that there is covenant stating that the property should not be used for any purpose other than as or incidental to one private residential dwelling and not to use the property for any trade or business.

January 2024



Directions

Proceeding through the centre of Laxfield, just after the Co-op shop and the Royal Oak public house, turn left. Continue along this road, up Bickers Hill, turning left into Felgate Close. The property will be found on the left hand side.

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