

A detached four bedroom extended bungalow with impressive open-plan kitchen/dining room and conservatory, situated within the heart of the village of Laxfield.

Guide Price
£425,000 Freehold
Ref: P7310/C

12 Jubilee Close
Laxfield
Suffolk
IP13 8DQ



Hallway, cloakroom, sitting room, kitchen with Aga, dining room and conservatory.

Bedroom one with en-suite shower room, two further ground floor double bedrooms and wet room.

First floor bedroom four/studio.

Front garden.

South and west facing rear courtyard patio gardens.

Large garage/utility room and off road parking.

Contact Us



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Location

The property forms part of Jubilee Close, an established and popular residential area that is just a short walk from the centre of the village of Laxfield. Laxfield is one of the most popular villages in the area with its two public houses, a well regarded 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, 7 miles, and best known for its historic castle, offers an excellent range of shopping and recreational facilities as well as further good schools in both the state and private sectors. The Heritage Coast, with the popular centres of Southwold, Dunwich and Walberswick, lies about 15 miles to the east. The county towns of Ipswich and Norwich are both within about 25 miles. Diss, 14 miles, benefits from a mainline station with direct rail services to London's Liverpool Street station as well as further excellent shopping and recreational facilities.

Description

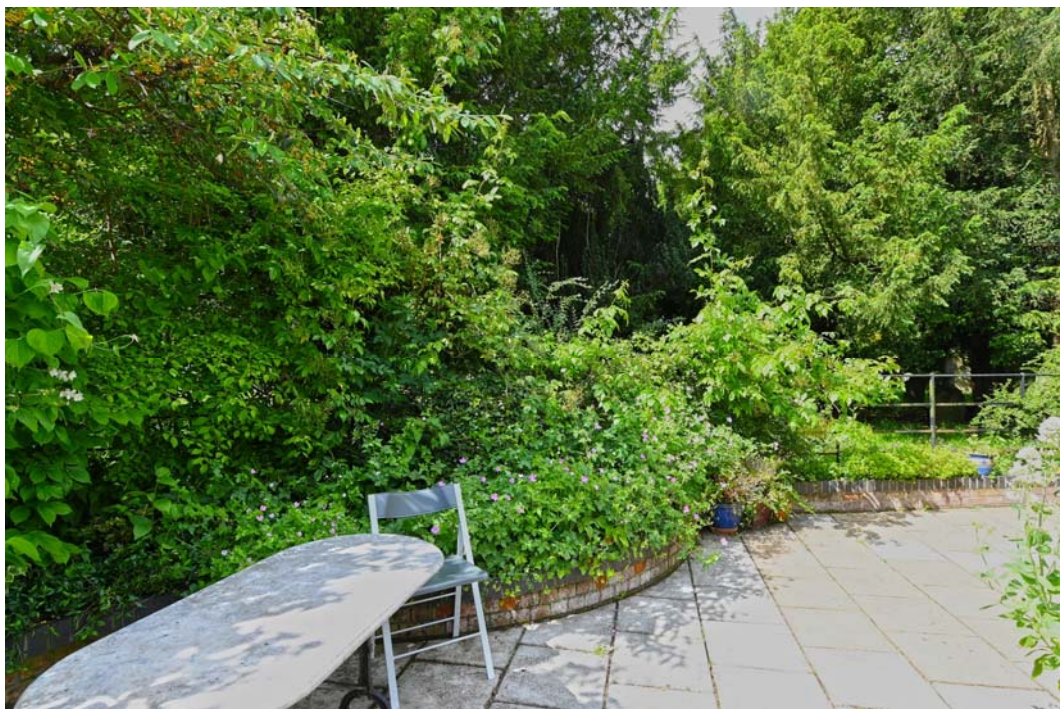
12 Jubilee Close is a detached bungalow that has been significantly enhanced and extended over the last 20 years. The dwelling is of brick and block construction under a tiled roof. The extension was added to the rear of the bungalow in the early 2000s which created an extended kitchen/dining room, conservatory, first floor bedroom/studio and enlarged ground floor third bedroom. The kitchen has a lovely feeling of space and benefits from an Aga. The previous owner made the house as efficient as possible and as well as an oil fired central heating system and air conditioning units, there are PV panels that reduce the electricity bill and also solar panels.

A path leads to an open porch with fitted benches. A front door opens to the hallway that has fitted bookshelves, a built in cloak cupboard, store cupboard and also an airing cupboard with hot water cylinder and solar panel control system. Doors lead off to the kitchen, reception rooms, bedrooms and bathroom. The sitting room benefits from a wood burning stove and an east facing bay window to the front of the property. There are fitted shelves as well as a radiator and air conditioning unit. The kitchen is a spacious room opening to the dining room. There is an oil fired Aga, and fitted wall units with granite worktops. The dining room, which has underfloor heating, has a west facing window to the rear of the property and south facing French doors opening to one of the two patio garden areas. Off the dining room is an impressive conservatory that is of UPVC construction under a polycarbonate roof and which has French doors and windows overlooking the courtyard. This has an air conditioning unit and tiled flooring with underfloor heating. There is a cupboard housing a water softener. Off the dining room are stairs leading to a first floor studio or bedroom four. This is triple aspect and benefits from eaves storage cupboards and access to the loft space where there is a control panel for the PV unit. Returning to the hallway, there is a cloakroom with WC, a separate wet room and access to the three bedrooms. The principal double bedroom has fitted wardrobes and an en-suite shower room. Bedroom two has an east facing bay window and a further north facing window as well as radiator and air-conditioning unit. The third ground floor bedroom, again is a double and has storage, a west facing window and north facing French doors opening up to the second courtyard patio area.

Outside, the drive from Jubilee Close provides access to a parking space and the attached garage which is notably large. It measures approximately 16' x 14' and has a butler sink with tap, plumbing for a washing machine and a full electric hob with oven. To the front of the bungalow is an area of garden laid to lawn with beds and trees. To the rear are two fully enclosed low maintenance courtyard areas that border the village cemetery to the west.







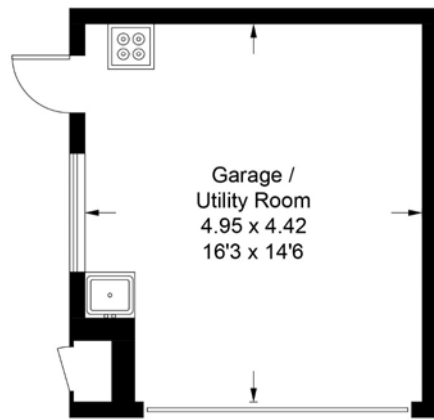
12 Jubilee Close, Laxfield

Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft

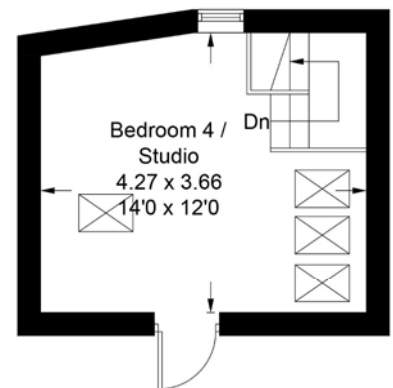
Garage = 21.1 sq m / 227 sq ft

Total = 165.0 sq m / 1776 sq ft

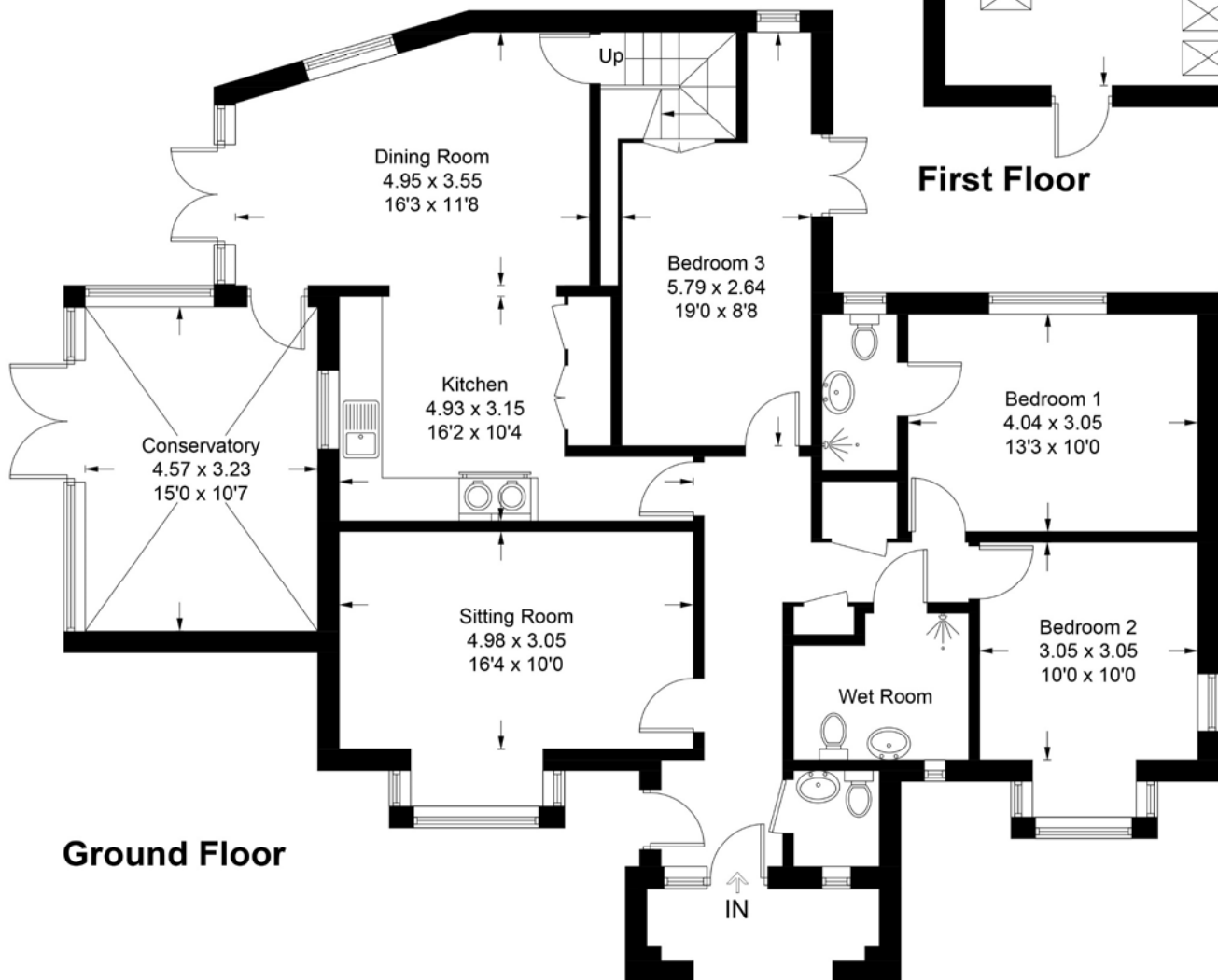
(Excluding External Cupboard)



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating system as well as air conditioning units that provide hot and cold air. PV panels and solar panels.

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 = D (copy available from the agents upon request)

Council Tax Band C; £1,884.57 payable per annum 2024/2025

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

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. This is a probate sale and probate has been granted. There will be no forward chain.

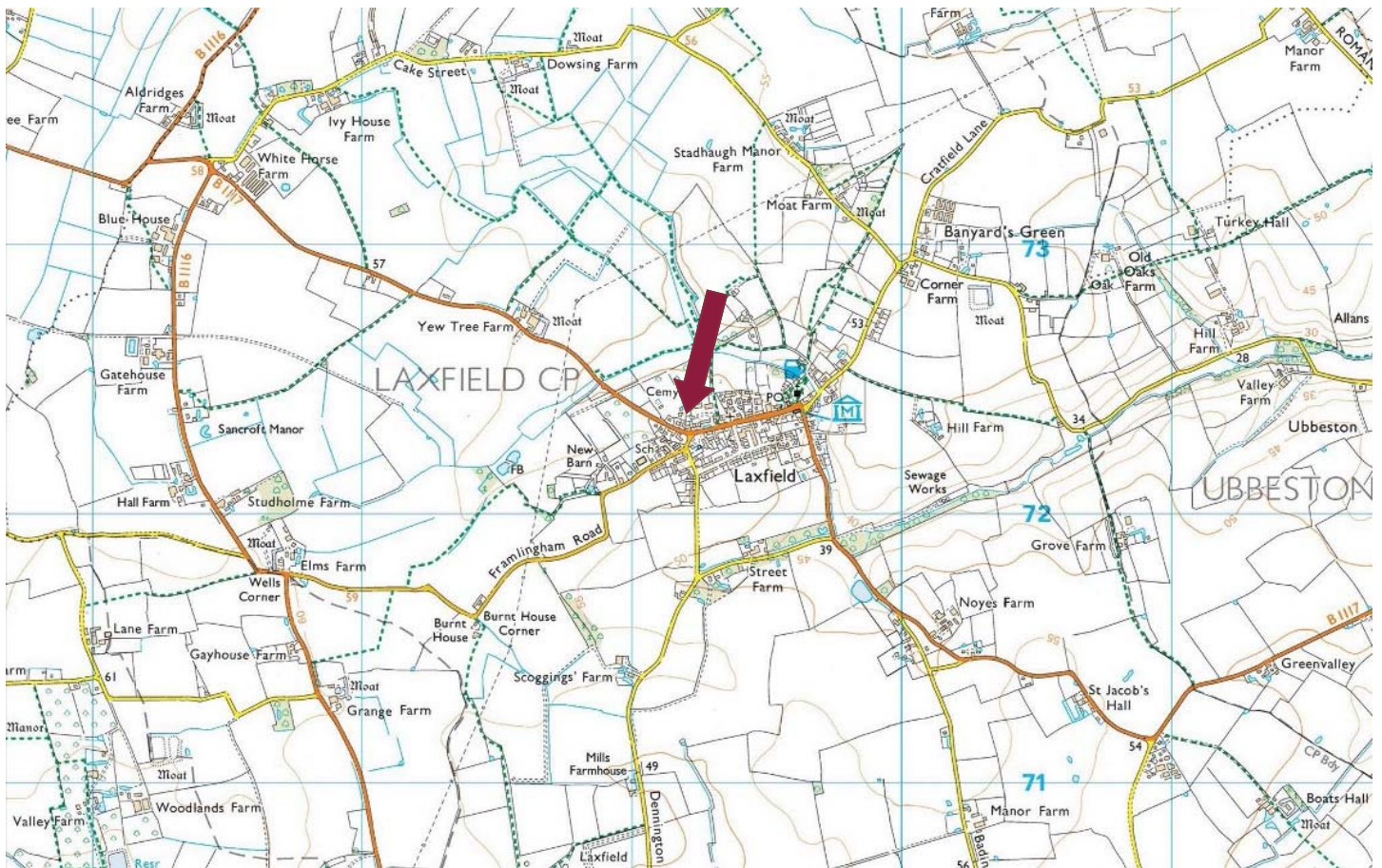
4. It is believed that Highways maintain Jubilee Close but the driveway serving five bungalows including number 12 is maintained by the owners of the five dwellings.

June 2024

Directions

Enter Laxfield from the west and pass the primary school on the left. At the T junction adjacent to the war memorial, turn right. Take the second left on to Jubilee Close. Bear to the left and on to the private drive of Jubilee Close where no. 12 will be found in front of you.

What3Words location: [///rational.icons.debut](http://rational.icons.debut)



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