

*A well presented two bedroom mid-terrace house located in the heart of the popular village of Laxfield.*

Guide Price  
£220,000 Freehold  
Ref: P7364/B

10 The Orchards  
Laxfield  
Woodbridge  
Suffolk  
IP13 8EE



Entrance hall, kitchen, sitting room and conservatory.  
Two first floor bedrooms and family bathroom.  
Open garden to front and enclosed garden to rear, single garage  
and on-street parking.  
Solar Panels. LPG central heating.

Contact Us



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## Location

10, The Orchards is situated in the popular village of Laxfield. Being just 7 miles north of the historic market town of Framlingham, Laxfield is one of the most popular villages in the area. It has 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 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 the county town of Ipswich and the city of Norwich being within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is approximately 14 miles away.

## Description

10, The Orchards is a modern two-bedroom mid-terrace house with rendered and colour washed elevations under a pitch tiled roof. The accommodation is well laid out over two floors and has been exceptionally well maintained with a recently refitted kitchen, with space for a range cooker and the addition of a woodburning stove to the sitting room. The sitting room opens up into the conservatory and on the first floor there are two bedrooms and a family bathroom. Outside the property is approached via a pathway to the front through an open plan garden and to the rear there is an enclosed garden which is mainly laid to lawn with flower border and this gives access through a personnel door to a single garage en-bloc, which has power and light.

The property benefits from LPG calor gas central heating and double glazing throughout. There are also solar panels fitted to the property and the electricity generated is offset against the electricity usage of the property.









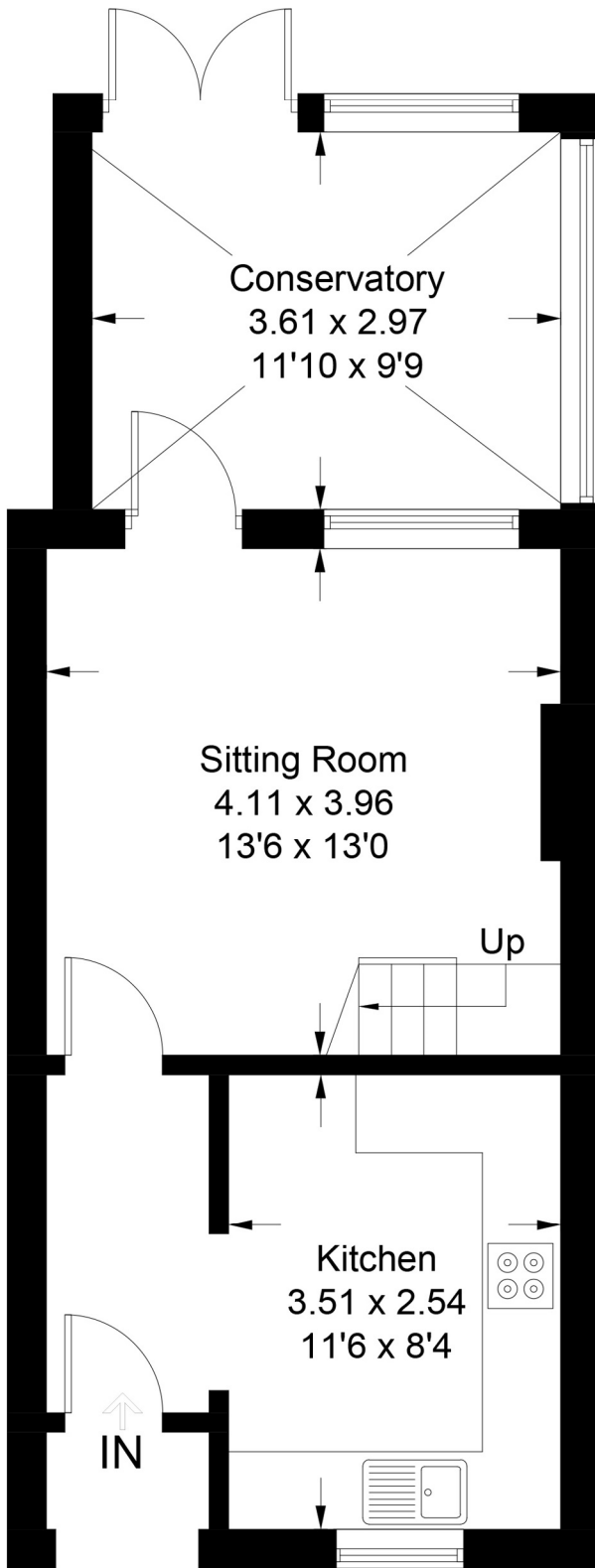




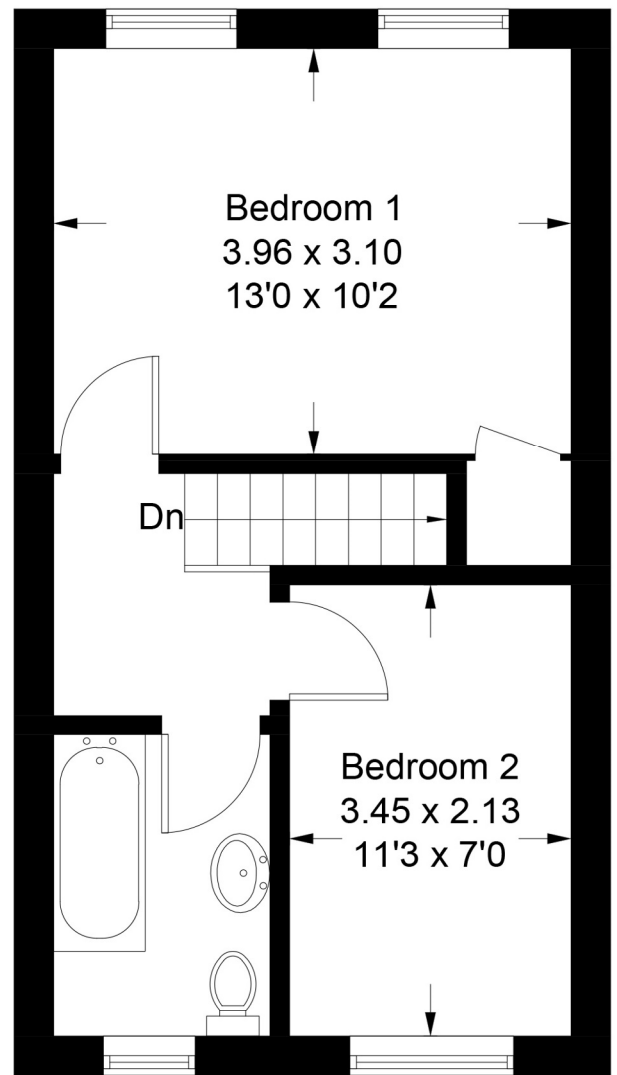


# 10 The Orchards, Laxfield

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



## Ground Floor



## First Floor





*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity.

*Broadband* To check the broadband coverage available in the area go to –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area go to –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC Rating* E (copy available from the agents via email)

*Council Tax* Band; B £1,649.00 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.

*June 2024*



## Directions

Heading into Laxfield on the B1117, from the direction of Stradbroke, past the war memorial and turn right and the property can be found opposite on the left.

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