

A detached bungalow situated in a pleasant rural setting within the Parish of Laxfield.

Guide Price
£325,000 Freehold
Ref: P7353/C

Threeways
Badingham Road
Laxfield
Suffolk
IP13 8HT



Hallway, sitting room, kitchen, dining room, rear hallway, boot room, two double bedrooms and bathroom. Adjoining boiler room.

Off-road parking and grounds of 0.25 acres with brick outbuilding and sheds.

Contact Us



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

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

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

Location

The property is situated on a small country lane and adjacent to other rural dwellings on the outskirts of the popular village of Laxfield. The village has a well regarded primary school, an excellent Co-op village store/post office, hardware store/garage and two public houses, including the Kings Head, known locally as 'The Low House'. The historic town of Framlingham lies about 6 miles to the south where there is further schooling in both the state and private sector, as well as a good range of shops and restaurants. Halesworth, also with an excellent selection of local facilities and a Wednesday market, is 6 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 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

Threeways is a detached bungalow believed to date from the 1970s, of brick and block construction under a tiled roof. It benefits from UPVC double glazed windows in the majority of the rooms and an oil fired central heating system.

A front door leads to a hallway with doors leading off to the reception room, bedrooms, bathroom and kitchen. The sitting room enjoys views over the garden and driveway, and has a fireplace. The kitchen opens to dual aspect dining room which is currently being used as a third bedroom. In addition is a lean-to boot room/garden room opening to the rear garden. There are two good sized double bedrooms with views over the gardens and also a bathroom with both bath and shower.

Externally, double gates lead from the lane onto a shingled driveway providing ample off-road parking. Adjacent to this are lawns and there is a patio area abutting the sitting room and dining room. To the side and rear there are raised beds and in addition is a brick built former garage measuring 25' x 9' 6". Adjacent to this are two timber garden sheds.





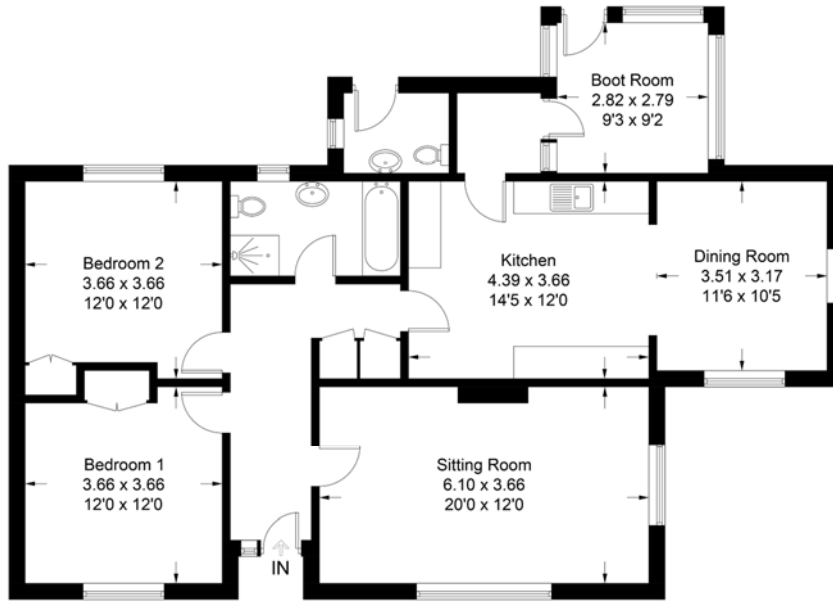






Three Ways, Badingham

Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft
WC = 3.0 sq m / 32 sq ft
Total = 110.7 sq m / 1191 sq ft



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating. Private drainage system (whilst it is understood that the septic works in a satisfactory manner, it is unlikely to comply with the new regulations and a buyer will wish to install a new sewage treatment plant. The cost of this has been taken into account in the guide price.)

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 = E (52) Certificate available to view on request

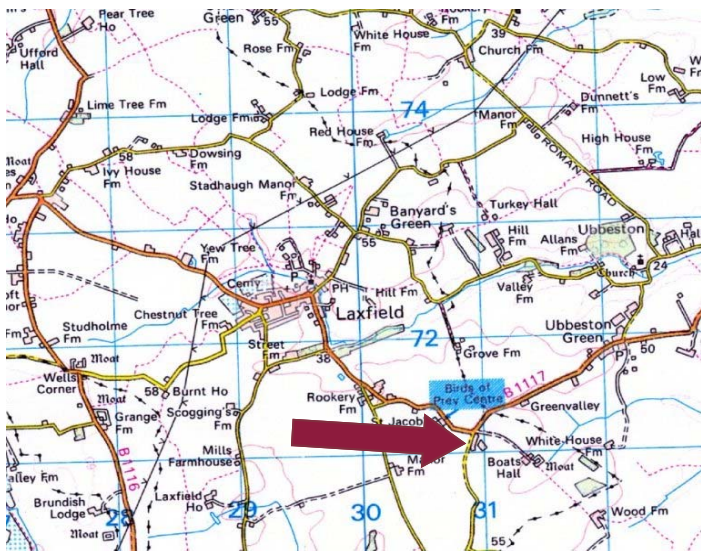
Council Tax Band C; £1,884.57 payable per annum 2024/2025

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. The WC in the boiler shed is not in working order.
4. The property previously had an Agricultural Occupancy Condition but this has now been removed.

May 2024



Directions

From Framlingham, proceed in a northerly direction on the B1120 into Dennington. At the T-junction turn right onto the A1120. Continue through the village, continuing to Badingham. Turn left just before The White Horse public house. Follow this road for approximately 1.5 miles. The property will be found on the right hand side.

What3Words location: ///playing.electrode.seasick



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.