



Noyes Avenue, Laxfield, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
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**A mid terrace TWO BEDROOM property in the heart of the popular village of Laxfield \*\* PARKING FOR TWO CARS \*\* CONSERVATORY**

**LOCATION** The property is positioned in a quiet road at the heart of the much admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable 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 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 Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.



- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Main Bedroom
- Further Bedroom
- Family Bathroom
- Parking for two cars

**NOYES AVENUE - INTERIOR** An Entrance Porch welcomes you into the property with space for coats and shoes. A door leads into the Sitting Room which has a window overlooking the front with stairs rising to the first floor. A door to the Kitchen/Dining Room is light and airy having a window overlooking the rear garden and giving access to the conservatory. There is a range of pine wall and base units with laminate work top over, stainless steel sink and drainer with mixer tap, space for cooker, washing machine and undercounter fridge. At the other end of the kitchen is space for a small dining table and chairs. Doors lead through to the Conservatory with double doors to garden. Upstairs there is a small landing and to the right is the Main Bedroom which has a window overlooking the garden and bowls club beyond and has a small built in cupboard. There is a second bedroom with a window to the front and built in airing cupboard. The Family Bathroom has a white suite comprising bath with shower over and shower screen to the side, wc and wash hand basin and velux window. This completes this well presented property which would suit a variety of purchasers for a family home, weekend retreat and will be snapped up quickly so book now for a viewing on 01728 724566.



**NOYES- AVENUE - EXTERIOR** To the side of the property, through an archway, there is designated parking for two vehicles. The rear garden is mainly laid to lawn, patio area and has a shed in one corner and a gate giving access to the parking.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**SERVICES** mains water and drainage, double glazed.

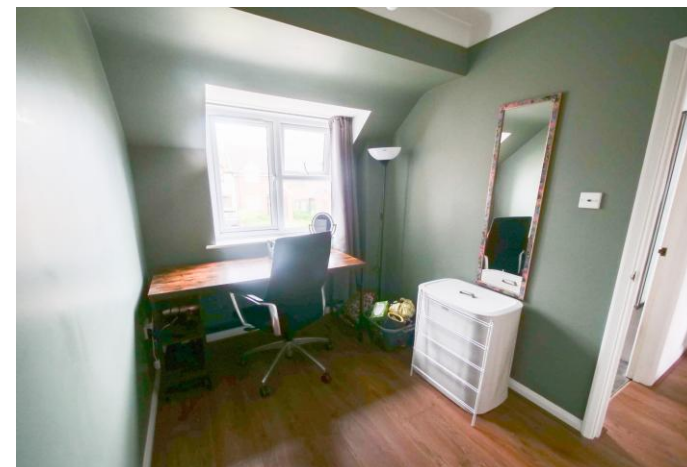
**LOCAL AUTHORITY** Mid Suffolk Tax Band:

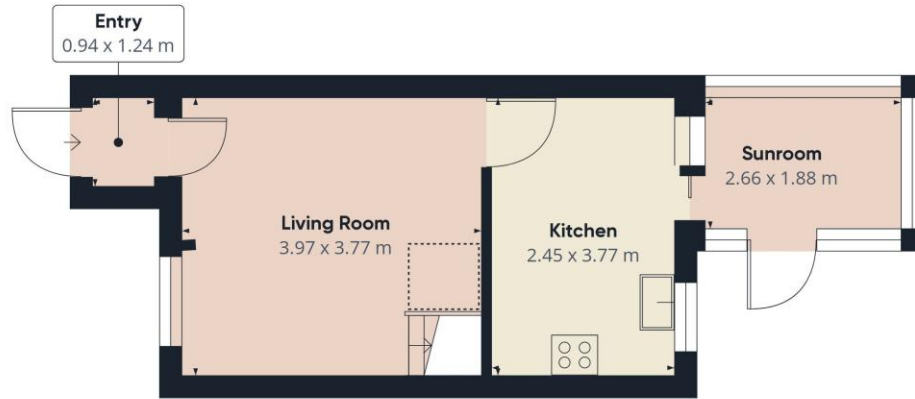
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Postcode: IP13 8EB

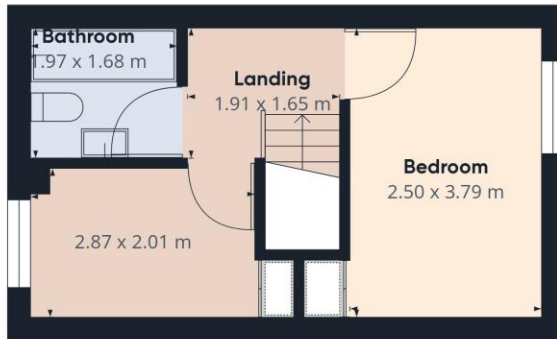
#### **FIXTURES AND FITTINGS**

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
52.76 m<sup>2</sup>

Reduced headroom  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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