



Home Meadow, Laxfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A well-presented end of Terrace property in the heart of the delightful village of Laxfield ALL SITTING IN A QUARTER OF AN ACRE PLOT (STS) **PARKING FOR FOUR VEHICLES**OIL FIRED CH - MUST BE SEEN TO BE APPRECIATED

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.

Guide Price: £295,000

- **COMPLETE MAKE OVER**
- **Sitting/Dining Room**
- **Kitchen**
- **Conservatory**
- **Main Bedroom**
- **Further Double Bedroom**
- **Fabulous Bathroom**
- **Parking for up to four vehicles**
- **Wow Factor Of A Quarter Acre Plot (STS)**
- **No Onward Chain**



HOME MEADOW - INTERIOR An Entrance Door leads into the Entrance Lobby where there is space for coats and ahead are the stairs rising to the first floor. To the left is the Sitting Room which has a deep bay window overlooking the cherry tree. There is a deep understairs cupboard. Oak engineered flooring runs through into the Dining Area which has plenty of space for a table and chairs for entertaining. To the right is the Kitchen which has a range of French grey wall and base units with wood effect worktops over and a pretty splash back between the electric oven and hob which has an extractor above. There is space for a fridge/freezer and washing machine. A stainless-steel sink and drainer with mixer tap over and window above which overlooks the rear garden. Sliding doors from the Dining Room lead into a spacious Conservatory overlooking the rear garden with a further door leading out to the rear garden. Upstairs the Main Bedroom is of a generous nature and has two windows overlooking the front and a deep, built in wardrobe cupboard. There is a second double bedroom with a window overlooking the rear. The Family Bathroom comprises a white suite of bath with a shower overhead and a handheld shower, contemporary screen to the side, wall mounted wash hand basin in a vanity unit with window above and a wc. Home Meadow has had a makeover with new flooring, Kitchen and Bathroom and properties very rarely come on in Laxfield with such a fantastic garden.



HOME MEADOW - EXTERIOR To the front of the property is a path leading to the Entrance Door with well stocked flower beds either side and a Cherry Tree. To the side of the property is parking for up to four vehicles, in tandem. The oil tank is tucked hard up against the fence and there is a gate leading into the rear garden. This is laid to lawn with shrubs to either side, a small patio area and a wooden bridge over to the showstopper of this property which is the remainder of the quarter acre plot which has a plethora of fruit trees, vegetable patch, dutch barn style shed and mainly laid to lawn.



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

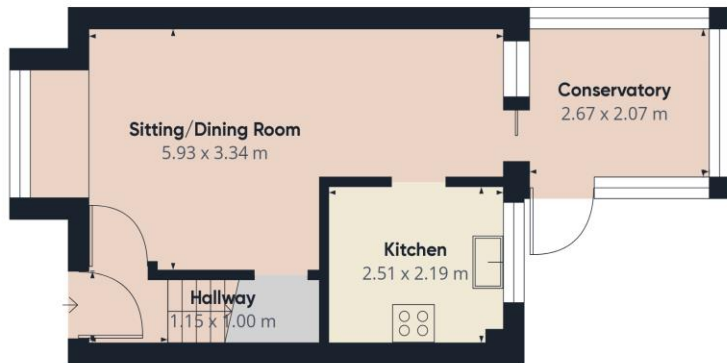
SERVICES Oil fired central heating, mains drainage, water and electricity.

LOCAL AUTHORITY Mid Suffolk **Tax Band:** B **EPC:** D **Postcode:** IP13 8DG

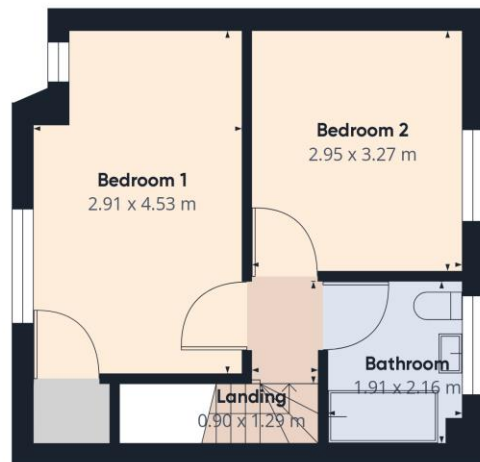
FIXTURES AND FITTINGS The property will have a high standard quality of fixtures and fittings

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⁽¹⁾
59.71 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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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