

A brand new, three double bedroom detached bungalow by Denbury Homes, that has been finished to an exceedingly high standard, on the edge of the desirable village of Laxfield.

£440,000 Freehold
Ref: P7501/J

15 Talbot Road
Laxfield
Woodbridge
Suffolk
IP13 8FP



Spacious entrance hall, 19', sitting room and kitchen/dining room. Principal bedroom with en-suite shower room, two further double bedrooms and a separate bathroom. Single garage and shingled driveway. Landscape gardens to the front and rear.
Ready to move into!

Contact Us



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Location

The property forms part of the popular Denbury Homes' Blacksmiths Way development set along Framlingham Road just a short distance to the west of the centre of the village. Laxfield benefits from a good range of local facilities including two public houses, a well regarded primary school and pre-school, a Co-op village shop, museum and 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, approximately 4.5 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 12 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

Denbury Homes (formerly Hopkins & Moore) are well known, award winning local house builders that have created quality homes throughout East Anglia for almost forty years.

15 Talbot Road comprises a spacious, three double bedroom detached bungalow that is located in a very private position within Denbury Homes' Blacksmiths Way development.

As one would expect from Denbury Homes, the property has been built and finished to an exceedingly high standard with a fully fitted kitchen/dining room, with integrated appliances, together with Roca sanitaryware to the bathroom and en-suite shower room. All the bedrooms benefit from built-in cupboards and there is flooring fitted throughout. Flooring has been fitted throughout.

Outside the gardens have been landscaped with Indian sandstone paved pathways and patios, together with turf laid and hedges planted. There is also a generous shingled driveway and a detached single garage, 23' x 10'6 (7.02m x 3.23m).

Being a newly built property, it is extremely energy efficient with an EPC rating of B (TBC) that is achieved by double glazed windows, high levels of insulation and an energy efficient air source heat pump serving a zoned underfloor heating system throughout.

The property will also benefit from a 10 year NHBC warranty.

Management Company

A management company is in place to maintain the communal areas of the development. This is managed by EWS Property Management, and we understand that the current annual maintenance charge is £216.48 for the period 1st January 2025 to 31 December 2025.







Site Plan



Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary; please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Attenuation Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature. These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.





Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Air source heat pump serving the central heating and hot water systems.

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 -B (Copy available from the agents upon request).

Council Tax Band C; £1,884.57 payable per annum 2024/2025 (TBC - it is assumed that the Council Tax Band is the same as number 17)

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

NOTES

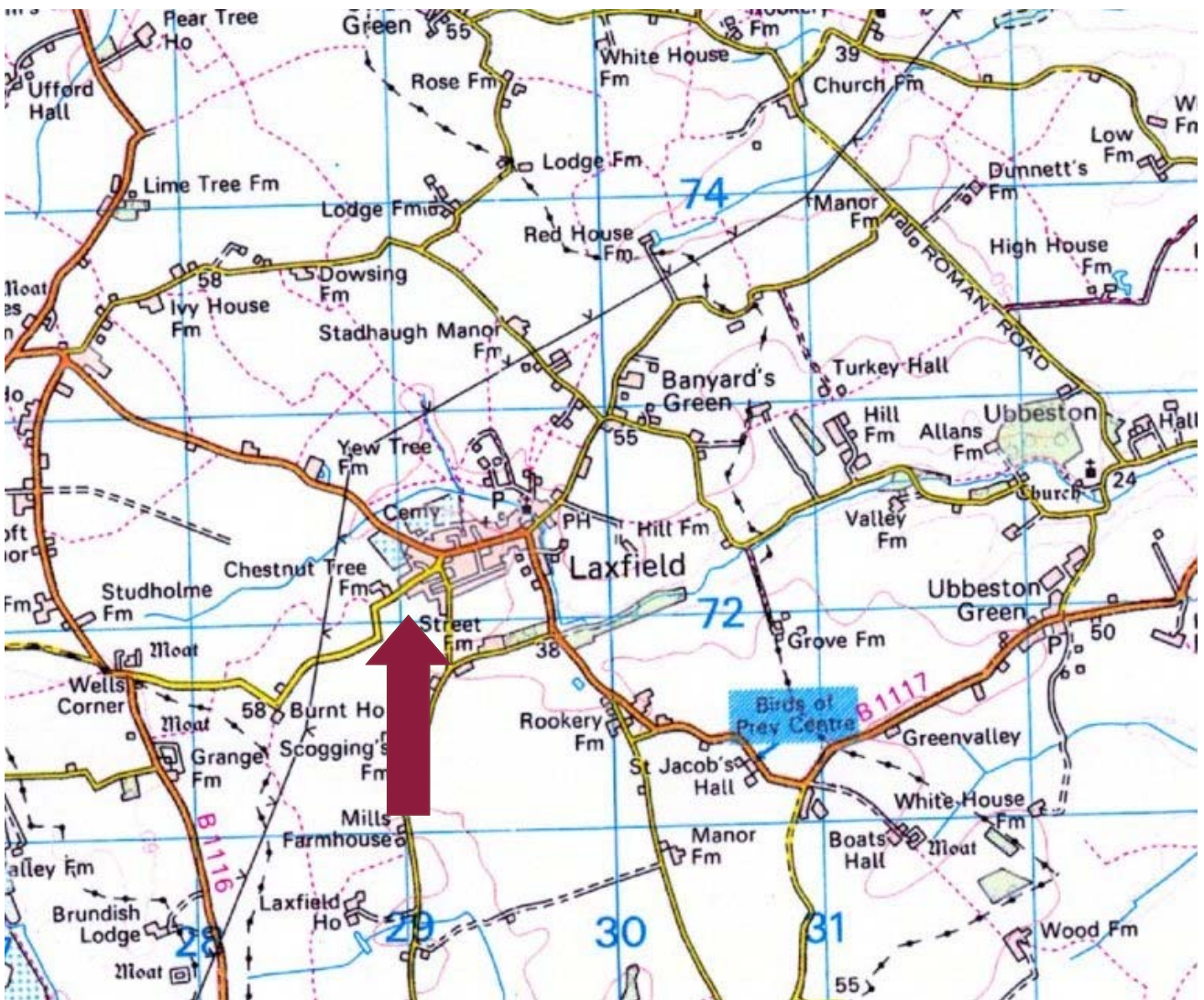
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note that internal photographs are illustrative only and include computer generate imagery.

December 2024

Directions

Approaching the village of Laxfield from the south west, continue along the Framlingham Road. On entering the village, the entrance to the site (Talbot Road), will be found on the right hand side almost opposite the primary school. Follow the road to the right, where the driveway serving the property will be found on the left hand side.

What3Words location: ///masts.weaned.panel



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