

An extremely well maintained four bedroom detached house, situated in a central location within the sought-after village of Laxfield.

Guide Price
£650,000 Freehold
Ref: P7742/C/MC

Elm Lodge
4 Elm Lodge Road
Laxfield
Suffolk
IP13 8ET



Entrance hall, kitchen, sitting room, dining room, study, utility room and cloakroom.

Principal bedroom with en-suite, three further double bedrooms and bathroom.

Double garage.

Beautifully landscaped garden with store, summerhouse and Alitex greenhouse.

Contact Us



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Location

Elm Lodge Road is a small cul-de-sac comprising four detached houses in the heart of the popular village of Laxfield. The village has a primary school, a 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 7 miles to the south where there is further schooling in both the state and private sector as well as an excellent range of shops and restaurants. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 15 miles away. Diss, with mainline Inter City rail services to London's Liverpool Street Station lies about 14 miles to the west. The County town of Ipswich lies about 25 miles to the south.

Description

4 Elm Lodge Road was built in 2000 and is of brick and block construction with rendered elevations under a pitch tiled roof. It has been extremely well maintained during the owner's tenure and of particular note are the windows, many of which have been replaced in recent years.

A porch leads to the oak front door which opens to a spacious entrance hallway. The well laid out accommodation benefits from oak flooring throughout the ground floor, with the exception of the kitchen and utility room which are tiled. A door from the hallway leads to the kitchen which has windows to the front and side and French doors opening to the rear garden. There is a double butler sink and a range of matching low-level wood fronted cupboards with Corian worksurfaces. The electric cooker sits under a red brick fireplace which has tiled splashbacks and an integrated extractor fan above. There is also an integrated dishwasher. The sitting room has a window to the rear and French style doors opening to the garden. An inglenook fireplace with an oak bressummer creates a focal point for the room. From here there is the dining room which has a bay window overlooking the garden. Also accessed from the hallway is the study which has a window to the rear. From the kitchen, a door leads to the utility room which has a window to the front and a door which provides access to the garden. Here there are matching high and low-level wood fronted cupboards with a butler sink, water softener and space and plumbing for a washing machine. The cloakroom comprises a WC, handwash basin and an obscured glazed window to the front.

Oak stairs lead to the spacious first floor landing. The principal bedroom has a window overlooking the garden and has beautiful views of the church. It benefits from built-in wardrobes with mirror fronted doors. A door leads to the en-suite shower room which has a window to the front and comprises a shower, WC, handwash basin, bidet and an extractor fan. Bedroom two and three are both double rooms with windows overlooking the garden and the church. Both bedrooms also have built-in wardrobes with mirror fronted doors. Bedroom four is a further double room with a window to the rear. The large bathroom has obscured glazed windows to the front and side and comprises a panelled bath, shower, WC, bidet, handwash basin and an extractor fan. Here there is also a hatch that provides access to the loft. Also accessed via the landing is a generous airing cupboard with slatted shelving, which houses the hot water cylinder. There is also a second hatch on the landing which provides access to the loft.

The Outside

The house is approached via Elm Lodge Road. This is a private road serving four dwellings. To the front of the house is a parking area which leads to a double garage measuring 21'8 x 17'2 which has a Henderson double width up and over electrically operated door. The garage also has electricity and power connected including an EV charging point (3.7kw). To the side of the property is an open store.

A brick pathway leads around the side of the house to the garden. The pathway is bordered by a red brick wall. Steps rise to a slate patio area which leads to a further brick pathway. Here there is a superb Alitex National Trust greenhouse. The garden has been beautifully landscaped and is partly laid to lawn with various trees and shrubs interspersed. There is a feature pond and an Amdega cedarwood summerhouse. The garden is fully enclosed by wood panelled fencing, red brick walls and wicker fencing.











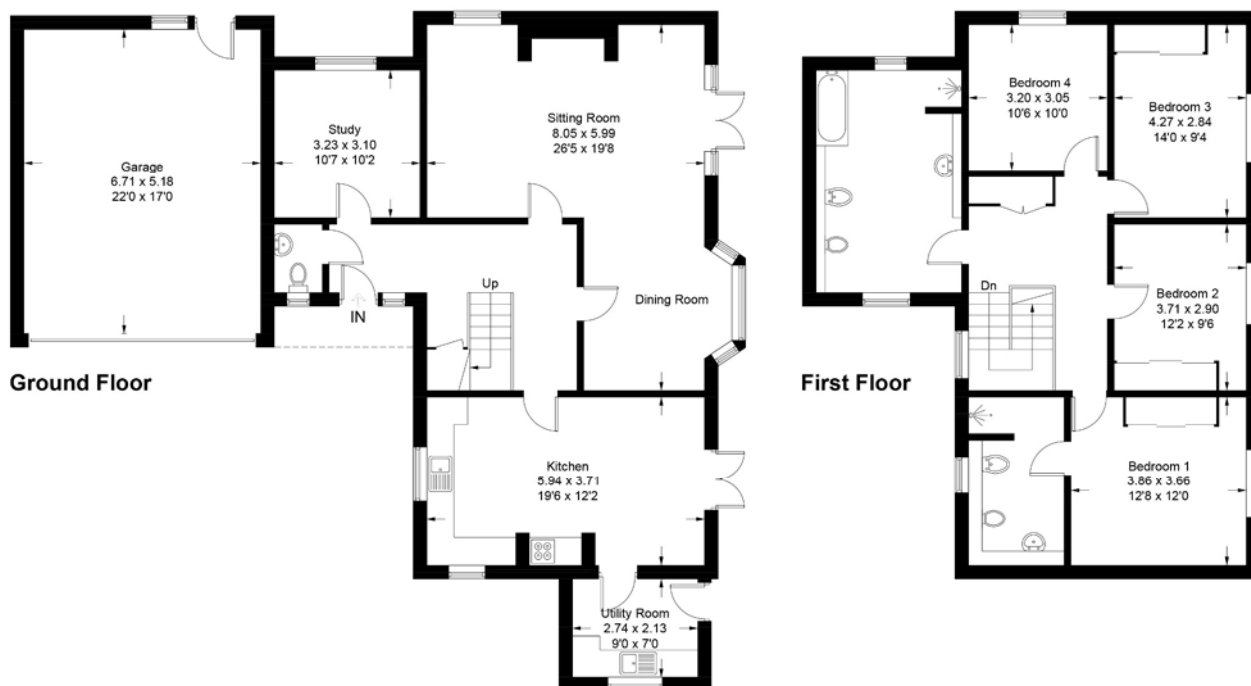






4 Elm Lodge, Laxfield

Approximate Gross Internal Area = 186.6 sq m / 2008 sq ft
Garage = 35.0 sq m / 377 sq ft
Total = 221.6 sq m / 2385 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil-fired central heating.

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 = D (Copy available from the agent upon request).

Council Tax Band E; £2,715.33 payable per annum 2025/2026

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

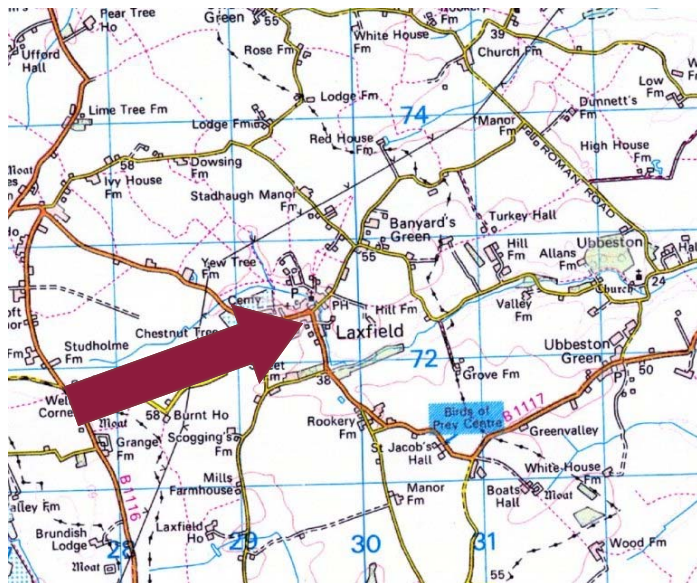
NOTES

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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

October 2025



Directions

From Framlingham take the B1116 Dennington Road and at the junction with the A1120, turn right and then immediately left continuing towards Laxfield. After about 3 miles, take the first turning right, where signposted to Laxfield. Continue into the village passing the primary school on your left. At the T-junction by the war memorial turn right and continue through the village passing the shop, church and Royal Oak pub on your left. Continue round the sharp right hand bend and Elm Lodge Road will be found immediately on your right hand side. Number 4 is the property at the very end of the road.

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