

37 Noyes Avenue  
Laxfield  
Woodbridge  
IP13 8EB







# 37 Noyes Avenue

## Guide Price £260,000

### The deceptively spacious family home...

Occupying a pleasant position towards the end of a quiet cul-de-sac, 37 Noyes Avenue is a surprisingly spacious and beautifully presented three-bedroom home, offering well-balanced accommodation, private parking and a garage, all within the heart of the ever-popular village of Laxfield. Offered chain free, the property is ready for a smooth and straightforward move.

Approached via a shared private driveway, the house enjoys a sense of privacy with similar well-kept homes nearby. A high brick wall encloses the rear garden, creating a secure and secluded outdoor space. There is allocated parking in addition to a garage, making this an ideal home for those seeking practicality as well as comfort.

The accommodation has been thoughtfully improved and finished to a high standard. An entrance porch leads into a welcoming sitting room, featuring a large front window and a wood-burning stove, creating a warm and inviting focal point. The ground floor benefits from electric underfloor heating throughout, complemented by new PVC glazing and quality hardwood internal doors.

To the rear, the property truly comes into its own with a superb kitchen/dining/family room designed for modern living. The sleek, high-gloss handleless kitchen offers an excellent range of storage along with integrated appliances including oven, microwave, fridge freezer, dishwasher and washing machine, together with a five-ring induction hob. Under-cabinet lighting and generous work surfaces enhance both style and functionality. The space flows seamlessly into a bright conservatory extension with a glass roof and electric vent, providing an ideal area for dining or relaxing, with French doors opening onto the garden.

Upstairs, a generous landing leads to three bedrooms. The principal bedroom is particularly impressive in size, complete with extensive fitted wardrobes and a contemporary en-suite shower room featuring a rainfall shower and stylish tiling. The second bedroom is a comfortable double overlooking the rear garden, while the third bedroom makes an ideal single room, study or nursery, with a useful built-in cupboard. A well-appointed family bathroom, finished in a matching modern style, includes a P-shaped bath with shower over. Electric radiators upstairs are WiFi controllable, adding to the home's efficiency, further supported by solar panels to both front and rear elevations.

Outside, the enclosed rear garden offers a paved patio area ideal for entertaining, with steps rising to a lawn bordered by sleeper retaining walls. The high brick boundary provides privacy, while a rear gate gives direct access to the garage and parking area.

Laxfield itself is one of Suffolk's most desirable villages, renowned for its strong community spirit and excellent local amenities. The village boasts a well-stocked Co-op, a hardware shop, a doctor's surgery, primary school, village hall and not one but two well-regarded public houses – including the historic King's Head and the Low House, reputed to be Suffolk's oldest pub. Surrounded by open countryside, the area is perfect for walking and cycling, with a network of quiet lanes and footpaths to explore.

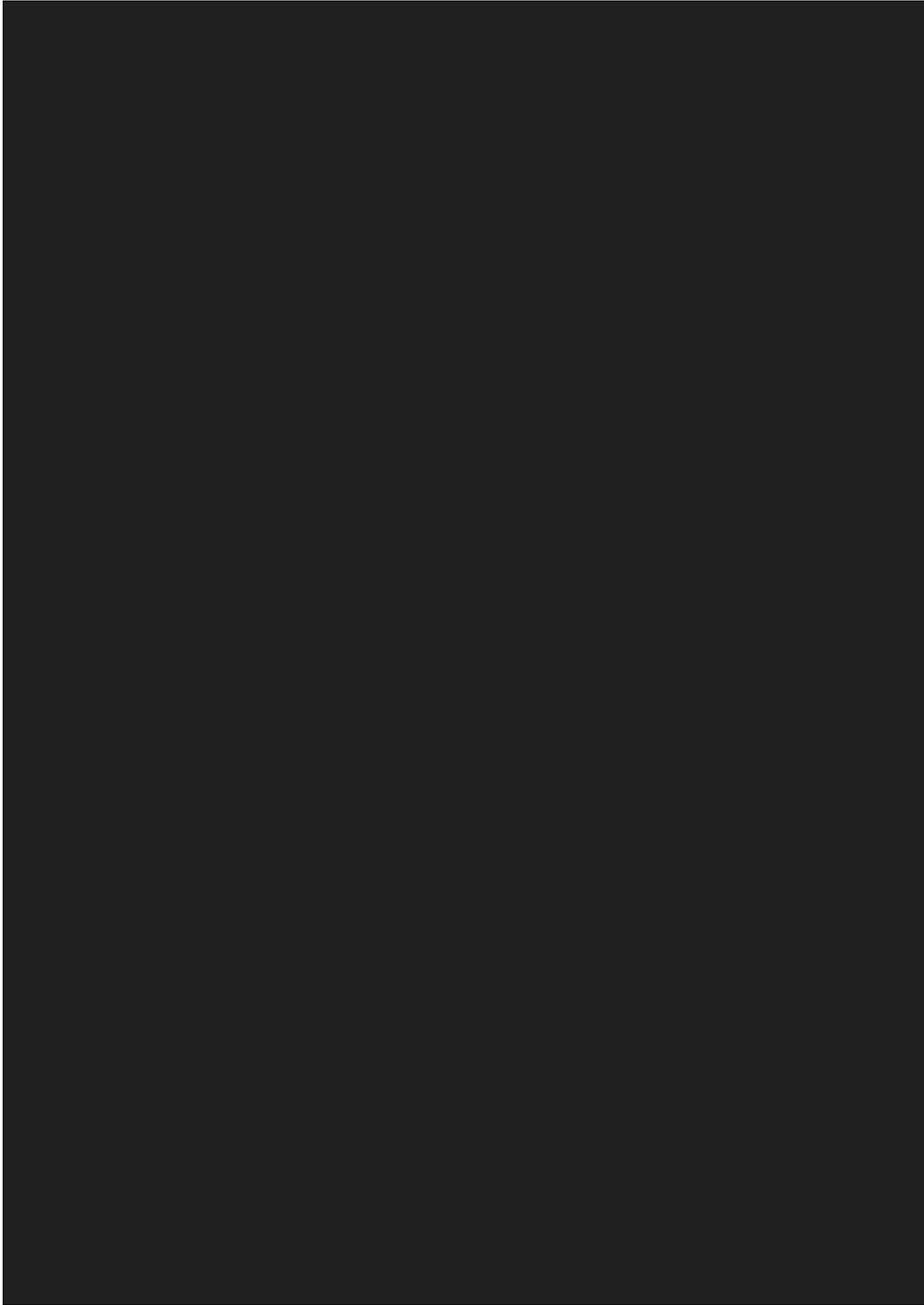
The nearby market towns of Framlingham, Halesworth and Diss provide further shopping and leisure facilities, while the Heritage Coast is within easy reach for days by the sea. Mainline rail services to London Liverpool Street are available from Diss, making the property a viable option for those needing access to the capital.

Combining modern efficiency, generous living space and an enviable village setting, 37 Noyes Avenue presents an excellent opportunity to secure a superb home in a thriving rural community – and with no onward chain, it is ready when you are.

### Agents notes...

A pre-recorded walkaround tour is available for this property







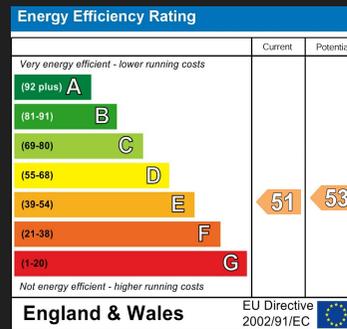
TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority  
Mid Suffolk

Council Tax Band  
C

Directions



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