



4, FELGATE CLOSE,  
LAXFIELD, WOODBRIDGE, IP13 8FF



A delightful three bedroom link-detached home, located in the sought-after village of Laxfield. Offering a fully enclosed rear garden, ample off-road parking and carport. This well presented property is perfect for families or those seeking a peaceful village lifestyle. This is one to view!

As you approach the property and step through the front door, you are welcomed into a light and spacious entrance hall providing access to all reception rooms on the ground floor. The kitchen/dining room is generously proportioned and enjoys pleasant views over the front and side aspects, creating a bright and inviting space ideal for both everyday living and entertaining. The kitchen itself is well appointed with a range of wall and base units, complemented by integrated appliances and ample worktop space. Continuing through to the living room, you are greeted by a warm and inviting atmosphere, enhanced by double doors that open out onto the rear garden, seamlessly blending indoor and outdoor living. A charming wood burner serves as the focal point of the room, adding both character and comfort. Completing the ground floor is a conveniently located cloakroom, fitted with a WC and hand basin.

Upstairs, the property offers three generously sized bedrooms, all accessed from a bright and spacious landing. Bedroom one is a well proportioned double room enjoying pleasant views over the rear enclosed garden. This room also benefits from a private en-suite, complete with a shower, WC, and wash basin. Bedroom two is another spacious double bedroom positioned at the front of the property, filled with an abundance of natural light, creating a bright and inviting atmosphere. Bedroom three is a comfortable single room overlooking the rear garden. The first floor is completed by the main family bathroom, fitted with a shower over the bath, WC, and wash basin.

Externally, the property boasts a beautifully presented south west facing garden, fully enclosed to offer both privacy and security. The garden features a patio seating area perfect for outdoor dining and enjoying the sun throughout the day. Along with a generously sized storage shed positioned to the side of the property. In addition, there is a carport attached to the side of the property providing sheltered parking, along with further off-road parking.



SERVICES MAINS WATER, DRAINAGE AND ELECTRICITY ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF AN AIR SOURCE HEAT PUMP. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: MID SUFFOLK COUNCIL - TAX BAND C

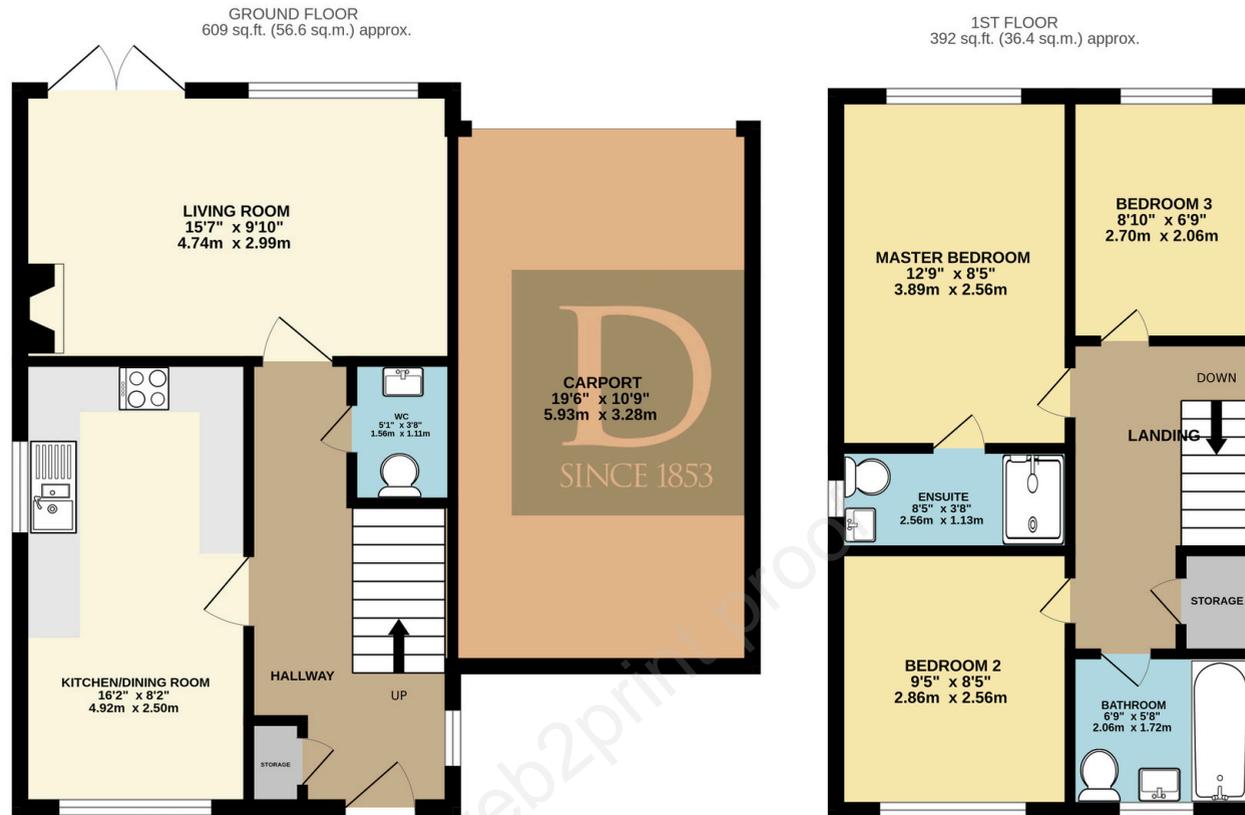
VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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## FLOOR PLAN



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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