



16 TALBOT ROAD  
LAXFIELD, IP13 8FP



Located on Talbot Close in Laxfield this property is a well-presented, semi-detached home offering two double bedrooms, open plan living and a good size garden to the rear of the property.

Stepping through the front door and continuing down the hallway you will find the kitchen/sitting room. This is a dual aspect room with double doors from the sitting area out to the garden meaning plenty of natural light fills the room. The kitchen, which benefits from integrated appliances and ample storage is both modern and efficiently designed, offering a practical yet stylish space. The ground floor WC is located in the hallway and boasts a basin and toilet.

Upstairs on the first floor is the master bedroom, this room overlooks the rear aspect with views of the garden and has built in wardrobes, providing more than enough storage. The ensuite bathroom boasts a shower, basin and toilet. The second bedroom is equally as generous in size overlooking the front aspect with built in wardrobes. The family bathroom boasts a bath with shower over, basin and toilet. Outside there is off road parking on the driveway to the side of the property. The garden is a generous size and mainly laid to lawn with a patio area to the rear of the property.

Overall this property is ideal for those looking for a thoughtfully designed, two bedroom home whilst being located in the popular village of Laxfield.

**TENURE** – Freehold

**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 B

**VIEWING** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

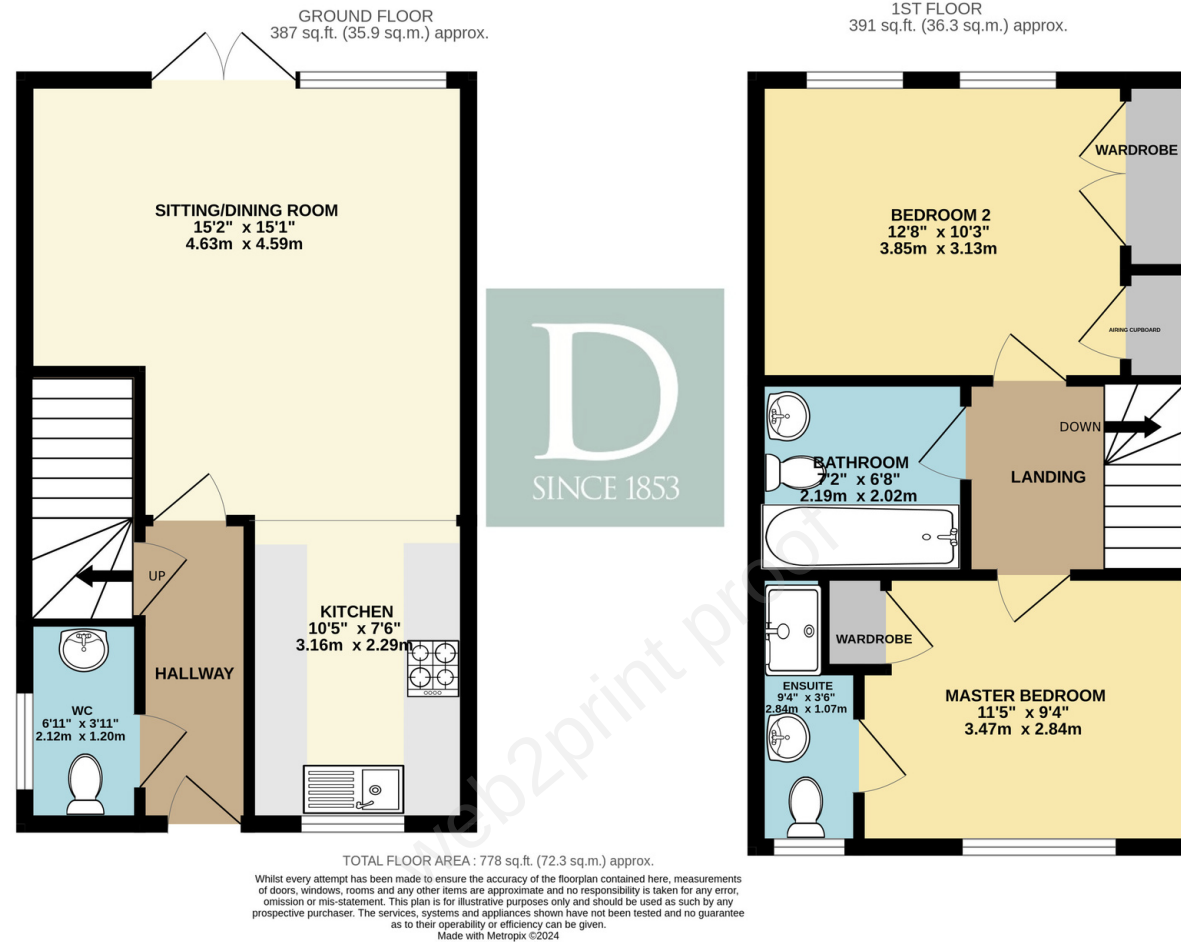
**DURRANTS BUILDING CONSULTANCY** - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

**EPC** – B





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### CONTACT US

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