



43 NOYES AVENUE
LAXFIELD, WOODBRIDGE, IP13 8EB



43 Noyes Avenue is a two bedroom terraced house, ideally situated in Laxfield. The property has been recently renovated and is offered chain free. Outside, the garden is easy to maintain and there is off road parking!

Upon entering the property through the front door, you are welcomed into a small porch area that leads directly into the sitting room. This spacious and bright reception room overlooks the front of the property and features a staircase rising to the first floor, along with a useful under-stairs storage cupboard. From the sitting room, you enter the open-plan kitchen/diner, which offers a range of base and wall units, a stainless steel sink, an electric oven with hob, and ample space for additional appliances. Sliding doors provide access to the rear garden, allowing for plenty of natural light and an easy transition to outdoor living.

Upstairs, the accommodation comprises two bedrooms and a family bathroom. Bedroom one is a double room situated at the rear of the property and includes a built-in cupboard above the stairs for additional storage. Bedroom two is a single room located at the front and also features a storage cupboard that houses the water tank. The bathroom is fitted with a bath with shower over, a WC, and a wash basin.

Externally, the property benefits from off-road parking for one vehicle, with additional on-street parking available. The rear garden includes a patio area ideal for outdoor seating, a lawned section, and a garden shed for storage.

Tenure – Freehold

SERVICES: Mains electricity, water and drainage are connected to the property.

Heating is by way of electric storage heaters. The electrical wiring was last checked in July 2022. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: Mid Suffolk – 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 – D



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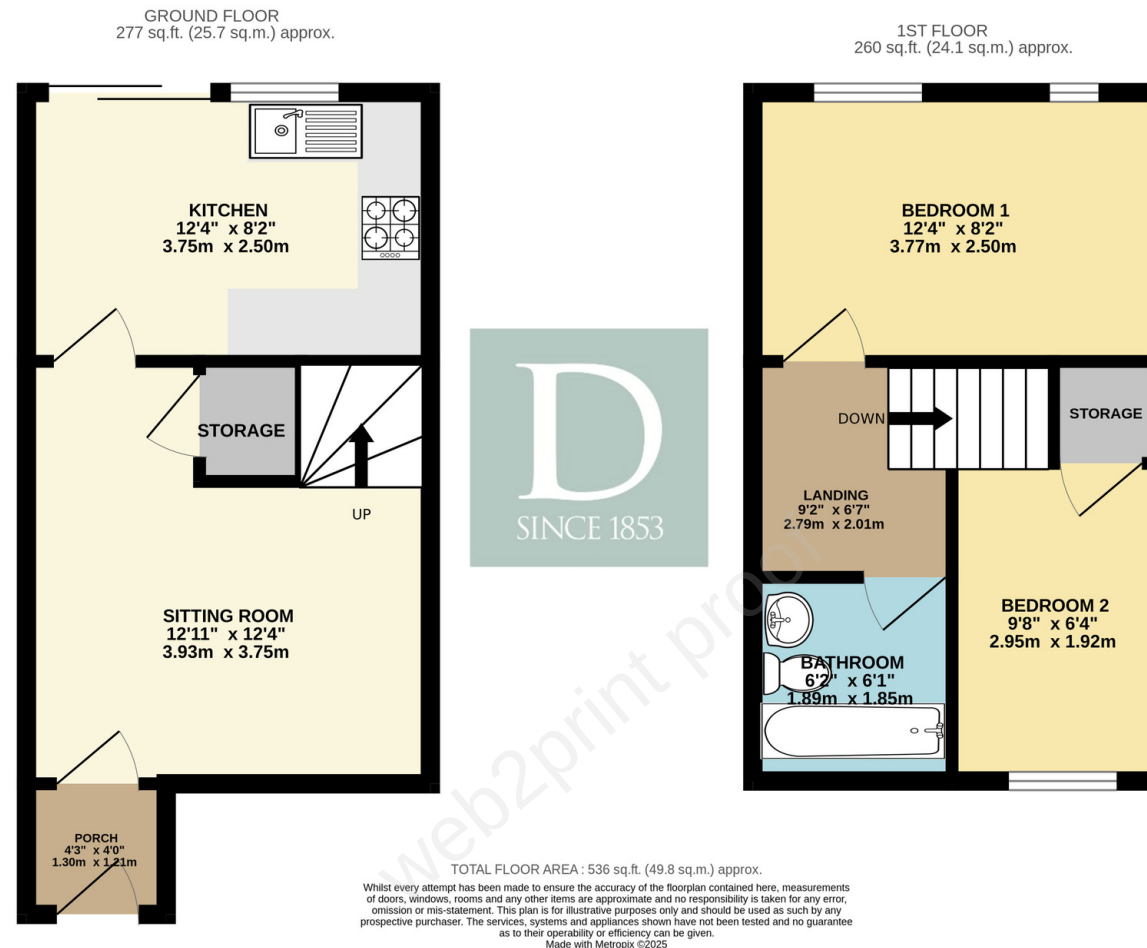
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FLOOR PLAN



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