



The Mowbrays, Framlingham, Suffolk



We are pleased to offer this **FOUR** bedroom **DETACHED** property to the market which benefits from a single **GARAGE, OFF-ROAD PARKING** for up to three cars. Within walking distance to the town centre. ****NO ONWARD CHAIN****

LOCATION The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

Guide Price: £375,000

- **Entrance Hall**
- **Sitting Room**
- **Dining Room**
- **Kitchen**
- **Downstairs Cloakroom**
- **Principal Bedroom**
- **3 Further Bedrooms**
- **Garden**
- **Garage & Off-road Parking**



THE MOWBRAYS - INTERIOR A part glazed door welcomes you into a spacious Entrance Hall where there is space to store coats, shoes and boots etc. There is a Cloakroom at the end of the Hall comprising; wash hand basin, wc, white towel rail and an under stairs storage cupboard. To the left hand side is a Sitting Room and is dual aspect with French doors to the rear, opening onto a patio area overlooking the garden. The Sitting Room which benefits from a gas fire sat on marble tiles with a wooden shelf above. To the right of the Hall is the Kitchen which has a range of cream base and wall units with solid oak block worktops, a stainless steel one and a half sink and drainer with stainless steel mixer tap with separate drinking water tap. The dishwasher and tall fridge/freezer are integrated and there is space for a Rangemaster cooker and washing machine. The Dining Room is ideally located next to the Kitchen and overlooks the front garden. On the first floor there is an airing cupboard on the landing as well as an over stairs cupboard offering further storage. There are three double bedrooms and a single bedroom along with a family bathroom comprising; white bath with mixer tap, and shower over with a glass shower screen, wash hand basin, wc, chrome towel rail and built-in cupboard.



THE MOWBRAYS - EXTERIOR The property is nicely tucked away towards the end of a cul-de-sac. The front garden is mainly laid to lawn with a gravelled path to the front door. There is a single garage with power and lighting to the left of the property, with gravelled off-road parking for up to three cars to the front. The rear garden is mainly laid to lawn with a paved patio area, perfect for al-fresco dining, along with a range of plants trees and shrubs in the beds. There is also a garden shed and a handy personal door into the garage.



TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk Tax Band: D EPC: TBC Postcode: IP13 9DL

SERVICES In the Sitting Room there is a gas fire, mains drains, water and electricity, gas ch, fully double glazed throughout.

FIXTURES & FITTINGS All Fixtures and Fittings may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



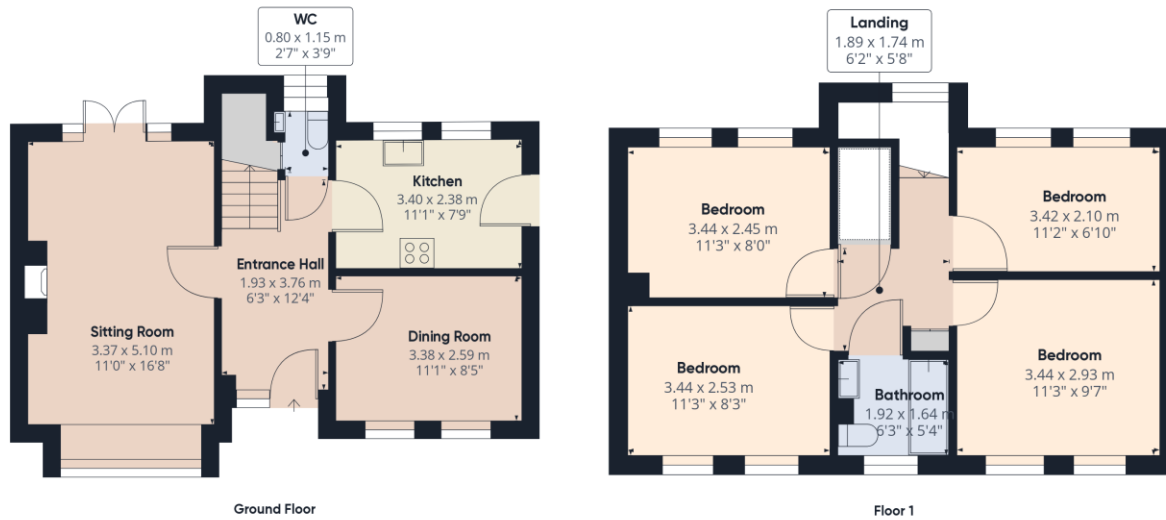


Approximate total area[®]
89.14 m²
959.45 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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