



Mauldens Mill, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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An immaculate **THREE BEDROOM DETACHED** property, in a tucked away location, in the heart of Framlingham. **\*\*Balcony from Principal Bedroom\*\***  
**Courtyard Garden\*\* Parking\*\***

**LOCATION** Mauldens Mill is on Bridge Street, Framlingham in a small close of just six properties accessed through a private gate yet in the heart of the town. 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: £ 385,000**

- Entrance Hall
- Utility Room/Downstairs Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room/Study
- Principal Bedroom with dressing room and En-suite
- Two further Double Bedrooms
- Designated Parking



**MAULDENS MILL - INTERIOR** The Entrance Hall is spacious and welcoming with a large understairs cupboard and to the left is a spacious Kitchen/Breakfast Room. This has a range of white wall and base units, solid wood worktops, butler sink with mixer taps over, built in electric oven, gas hob over with extractor above, window overlooking the front and ceramic flooring. The Breakfast area has plenty of space for a table and chairs and is light and airy having to a window to the front and double doors leading out to the Courtyard garden. The Sitting Room is also bright having a feature angular window to the side, overlooking Framlingham Mere, feature stone fireplace and hearth with wood mantle over and double doors leading out to the Courtyard garden. The Dining Room/Study is currently used by the vendor as a workspace and has Travertine flooring and two windows in a deep bay. To the right of the Entrance Hall is a generous utility/cloakroom with space for a washing machine and tumble dryer with wood effect work top over and cupboard above, a wc and wash hand basin and an opaque window to the front. The utility room also houses the gas boiler. The stairs rise from the Entrance Hall with a window to the side giving way to a generous landing. The Principal Bedroom has double doors leading out to a balcony with lovely rooftop views of Framlingham. There is a dressing area with plenty of wardrobe and storage to both sides and a door leads into the En Suite shower room with large walk in shower, wc, wash hand basin, heated towel rail and window. There are two further double bedrooms one large and one small which has a slatted airing cupboard. The Family Bathroom has a bath with shower over, wc, wash hand basin, heated towel rail and window. All the windows throughout the property are wooden, double glazed. This completes this wonderful, light and airy property which would suit a myriad of purchasers.



**MAULDENS MILL - EXTERIOR** There is a private gate giving access to a shared and well maintained seating area to the front of the property for which there is a management fee of approx. £500 per annum to maintain the gardens. There is a pretty, mainly walled courtyard garden and a balcony from the principal bedroom.



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

**SERVICES** Gas central heating, open fire in the Sitting Room currently blocked up, mains drains, water and electricity.

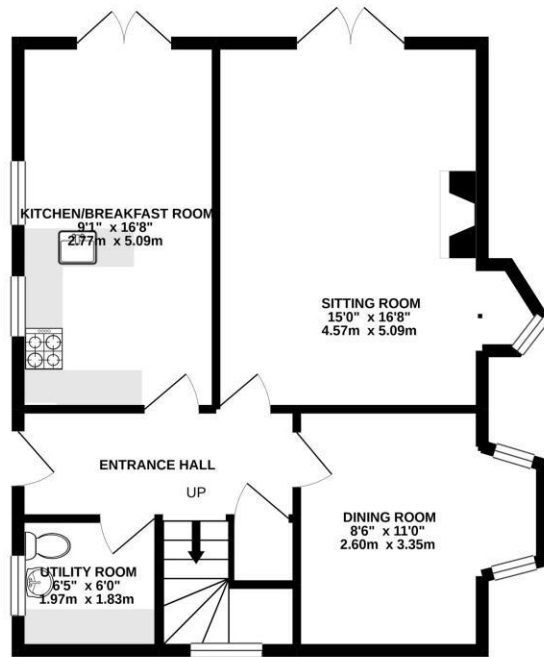
**LOCAL AUTHORITY** East Suffolk      **Tax Band:** E      **EPC:** C      **Postcode:** IP13 9GB

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

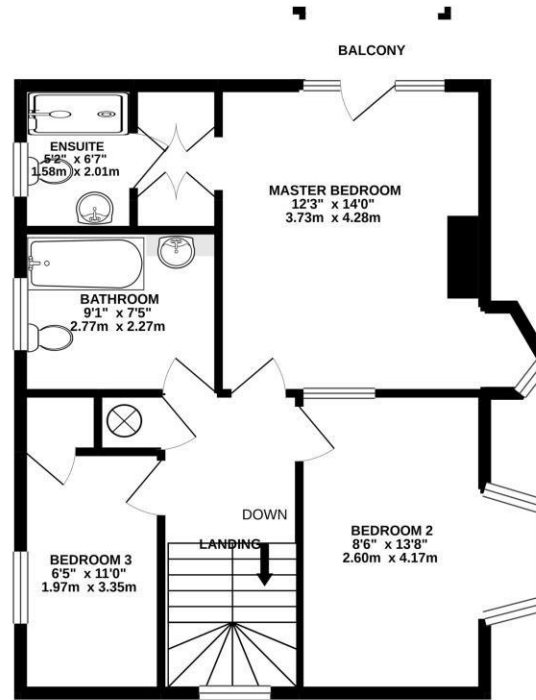
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties, we will require verification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



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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**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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