



Fore Street, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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huntingfieldestates.co.uk



GUIDE PRICE: £280,000

- **Sitting Room**
- **Dining Room**
- **Family/Music Room**
- **Kitchen**
- **Principal Bedroom**
- **Two further Bedrooms**
- **Family Bathroom**
- **Generous Garden**
- **Great Investment Opportunity**

Sunbeam Cottages are two character beamed cottages that have been knocked into one comprising THREE RECEPTION ROOMS AND THREE BEDROOMS **An unfinished project with great potential **

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.

FORE STREET - INTERIOR The vendors use the rear as their main entrance which leads straight into the Kitchen which has a range of bespoke light oak units with granite worktop with inset drainer, butler sink and taps above, pamment flooring, space for cooker, space for slimline dishwasher, space for further under counter appliances. A step-down leads into the Dining Room which has double wooden doors leading out to the patio and rear garden. There is a recess with space for a washing machine and tumble dryer under a granite worktop with cupboard above. From this room you can access the Sitting Room which has a window to the front and entrance door (behind a curtain) and a wood burner sitting on a slate hearth in a brick fireplace with beam over. An opening leads into a further reception room/music room which has a window to the front and a further entrance door (behind a curtain). There is space for storage underneath the stairs and in recesses within the brick fireplace (which is not in working order.) A door then leads back into the kitchen giving the downstairs a good flow. Stairs rising from the Music Room lead up to a very spacious landing which has a loft access with ladder up to further storage. The Main Bedroom has beautiful old floorboards, window to the front, recess to the side with a deep wardrobe cupboard. A shelved linen cupboard is situated between the main bedroom and bedroom 2. Across a small landing there is a second double bedroom with a window overlooking the garden and rooftops beyond. There is an open hanging space and shelving. Off the main landing is a third double bedroom with built in wardrobe cupboards and a window to the front. The Family Bathroom comprises a bidet, wc, wall mounted wash hand basin, heated towel rail, bath with mixer taps over and a window above. and a fully tiled shower cubicle. The property has lovely beams and stud work in most of the rooms and will make a lovely home and would suit a variety of purchasers.





FORE STREET - EXTERIOR A personal gate at the side leads into a covered seating area and a door leads to an outside wc with window above, granite worktop with scalloped sink and mixer tap. The Worcester boiler is also housed here. The Garden is mainly paved with a small, grassed area, flint wall to one side with flower beds in front, a shed and Wendy House and log store. There is right of way to the side gate over next doors property and also numbers 53 and 55 have right of way over the rear garden for their bins but this has never been used.

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

LOCAL AUTHORITY - East Suffolk

Tax Band: D

EPC: TBC

Postcode: IP13 9DD



SERVICES Gas central heating, mains drains, water and electricity , mainly double glazed windows

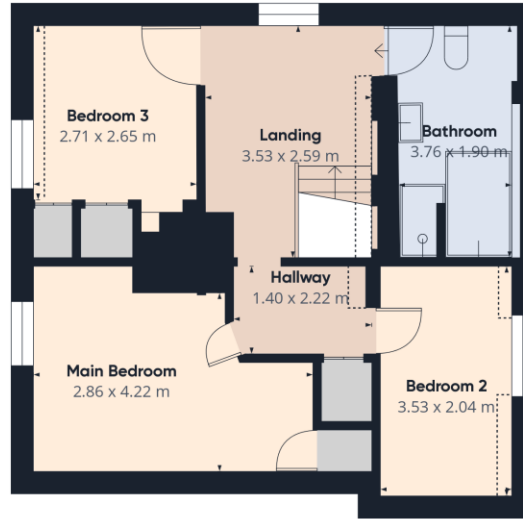
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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

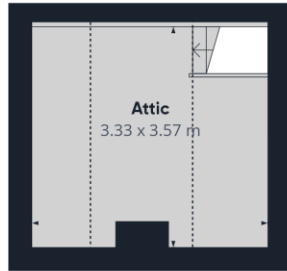




Ground Floor



Floor 1



Floor 2



Approximate total area[®]
112.06 m²

Reduced headroom
7.39 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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