



Brixham, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



An absolute "hidden away" gem of a single storey property in the heart of Framlingham but tucked away on a A QUARTER OF AN ACRE SITE. ****FOUR DOUBLE BEDS ** GARAGE AND PLENTY OF OFF ROAD PARKING ****

LOCATION Brixham is within walking distance of the Market Square in Framlingham. 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: £599,000

- Entrance Hall & Cloakroom
- Study
- Utility
- Large Kitchen
- Sitting Room & Dining Room
- Principal Bedroom with En Suite Shower Room
- Three Further Double Bedrooms
- Spacious Family Bathroom
- Garage and Ample Parking for several vehicles
- All set in approximately one quarter of an acre



BRIXHAM - INTERIOR There is an Entrance Door, with full height opaque window to the side, which leads into the large Entrance Hall with tiled flooring, where there is a coats cupboard and cloakroom with wc and wash hand basin. A step up to the left leads into study area which is light and airy having a full height glass door leading out to the rear garden and a full height window. This area has the same tiled flooring which in turn follows through to the Utility Room at the front of the property with a window overlooking the front, has a range of wooden wall and base cupboards, butler sink with mixer taps over, space for washing machine and tumble dryer. The Kitchen is off the hallway and is of a generous nature with a range of cream wall and base units, with black laminate worktop over, stainless steel sink with mixer tap over and two large picture windows overlooking the front. There is an integrated dishwasher, space for large fridge/freezer, 5 gas hob with extractor over, double eye level electric oven, island unit, side door with opaque glass and window to side and tiled flooring. Sliding doors give access to the Dining Room which has a window to side and door into rear hallway. The Sitting Room has a wood burner, window to side, sliding doors to rear patio area and opaque windows to the side letting in more light to the rear hallway. In the rear hallway there is a deep airing cupboard and a further shelved cupboard and floor to ceiling window. The Principal Bedroom is at the end of the hallway which is dual aspect and has lovely views to the large side garden. A door leads into the En Suite Shower Room which has a shower cubicle with gravity fed shower, wc, wash hand basin and heated towel rail. There are three further generous double bedrooms all with windows overlooking the patio and side garden. The Family Bathroom is off the Entrance Hall and is really spacious with a bath with shower over and screen to side, wall mounted wash hand basin, wc and heated towel rail and opaque window.



BRIXHAM- EXTERIOR There are double gates leading into a large parking area and single garage. To the right of the property is a lawned area with pretty trees and shrubs and to the side is a greenhouse, three raised vegetable beds and a path leading round to the rear of the property where there is a large patio area and can be accessed from the Sitting Room. The path continues round to the generous side garden which is laid out in a courtyard style with plenty of seating areas and planted with attractive shrubs and trees and flower beds. Further round still there are two sheds, three log stores and a concealed area for composting etc. The plot, in total, extends to approximately a quarter of an acre which is incredible for being in the heart of a town.

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

LOCAL AUTHORITY East Suffolk

Tax Band: C

EPC: D

Postcode: IP13 9EL

SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout, wood burner to Sitting Room.

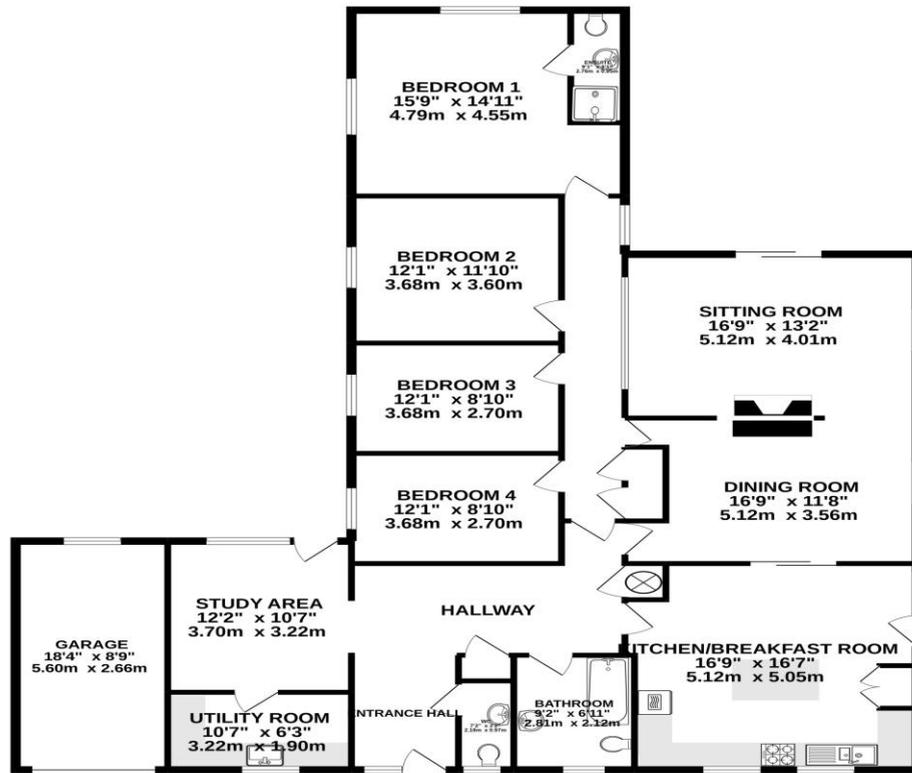
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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
1995 sq.ft. (185.4 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.4 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.
Made with Metropix ©2022

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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

