



Bibbys Way, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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An immaculate, larger than average, town house on the well renowned Prospect Place Development benefitting from stunning field views. ** GARDEN ** GARAGE **

LOCATION The property is within walking distance of the Market Square in Framlingham and overlooks a green to the front. 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: £450,000

- Ground Floor Playroom/Bedroom & Shower Room
- First Floor Sitting Room
- First Floor Kitchen/Dining
- Principal Bedroom & En Suite Shower Room
- Further Double Bedroom
- Further small Double Bedroom
- Family Bathroom
- Garden
- Garage with EV charging point



BIBBY'S WAY - INTERIOR An Entrance door welcomes you into a spacious hallway, with Karndean flooring and space for coats and shoes. To the right of the Entrance Hall is an understairs cupboard housing a tumble dryer and shelving, to the left is a door leading to a ground floor bedroom. Further down the hallway is a door leading to the Playroom/Bedroom 4 with double doors leading out to the rear garden. To the right of the hallway is a shower room with separate cubicle, wc and wash hand basin. At the end of the hallway is a back door, again, giving access to the garden. Upstairs to the First Floor is a capacious Sitting Room which has potential to incorporate a Study and has windows overlooking the pretty green to the front, double doors lead into an enormous Dining Room/Kitchen which could easily have 10 plus people at a table and has windows overlooking the rear garden and lovely field views beyond. The Kitchen has a range of cream high gloss units, double oven and gas hob over and extractor above, stainless steel sink and drainer with mixer taps, integrated fridge/freezer, dishwasher and washing machine and one of the cupboards houses the Ideal gas boiler. Upstairs to the Second Floor is the Main Bedroom which has two windows overlooking the green and Framlingham rooftops beyond. There are two double fitted wardrobes and is of a very generous nature. A door leads through to the En Suite Shower Room which has a shower cubicle, wash hand basin and wc. There is a further generous double bedroom with two windows overlooking the field views, two double wardrobe cupboards and an airing cupboard. A third single bedroom has a window overlooking the field views. **This completes the accommodation for this MUST SEE property to be fully appreciated.** Call 01728 724566 to book a viewing.



BIBBY'S WAY - EXTERIOR The property overlooks a lovely green to the front and there is off road parking with a garage and up and over door. To the side of the property is a walk way and a gate leads into the rear garden which is west facing and mainly laid to lawn, there is a patio area perfect for outside dining.

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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: B

Postcode: IP13 9FD

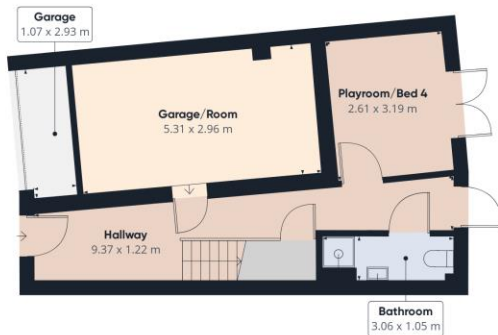
SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout, EV charging point.

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. **The Prospect Place development is also maintained by a management company who deal with collection of service charges, and manage any maintenance works. The service charge for period covering 1 January 2023 to 31 December 2023 was £106.35**







Ground Floor



Floor 1



Approximate total area⁽¹⁾
169.92 m²



(1) 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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