



The Mowbrays, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A deceptively spacious CHALET style DETACHED property on the desirable Mowbrays Development. **GARAGE AND PARKINGGAS CH**GARDENS TO FRONT, REAR AND SIDE**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: £395,000

- **Sitting Room**
- **Dining Room**
- **Study**
- **Kitchen/Breakfast Room**
- **Utility Room & Shower Room**
- **Downstairs Bedroom/Reception Room**
- **2 Double Bedrooms**
- **Family Bathroom**
- **Gardens to front and rear**
- **Garage and Off Road Parking**



THE MOWBRAYS - INTERIOR The Entrance Door opens into a spacious L-shaped hallway which has a shower room comprising walk in shower cubicle with gravity fed shower, wc and wash hand basin. There is a deep understairs storage cupboard with a light. To the right of the hallway is Bed 3/Reception Room which has a bay window overlooking the front. To the left of the hallway is a Study, again with a bay window. The Kitchen has a range of oak fronted wall and base units with laminate worktops over, eye level oven and grill and gas hob with extractor above, composite sink with drainer, mixer taps and window above overlooking the rear garden. A Utility Room leads off the Kitchen which has a stainless steel sink and drainer with mixer tap over, cupboard beneath and window above overlooking the rear garden, space for a washing machine and tumble dryer. The Ideal boiler is also housed here. The Sitting Room has a bay window to the front, electric fire on a ceramic hearth and an opening into the Dining Room which has double doors opening onto the rear garden. Upstairs there are two double Bedrooms of equal size one with a window to the front aspect and one to the rear. In the middle is a Bathroom with a coloured suite comprising bath, wash hand basin and wc with opaque window over. On the landing there is a large, shelved airing cupboard. This completes this very versatile property and would suit a variety of purchasers.

THE MOWBRAYS - EXTERIOR To the front of the property is a drive with parking for two vehicles and there is a single garage with electric up and over door, light and power, window and rear part glazed door giving access to the garden. There is a lawned area to the front, and to the left side a stream and both banks form part of the land for this property. A side gate leads round to the South Facing Garden which is mainly laid to lawn with a large apple tree, raised patio area, established flower beds with plants and shrubs. There are 2 sheds tucked away in a corner which are included in the sale.



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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: D

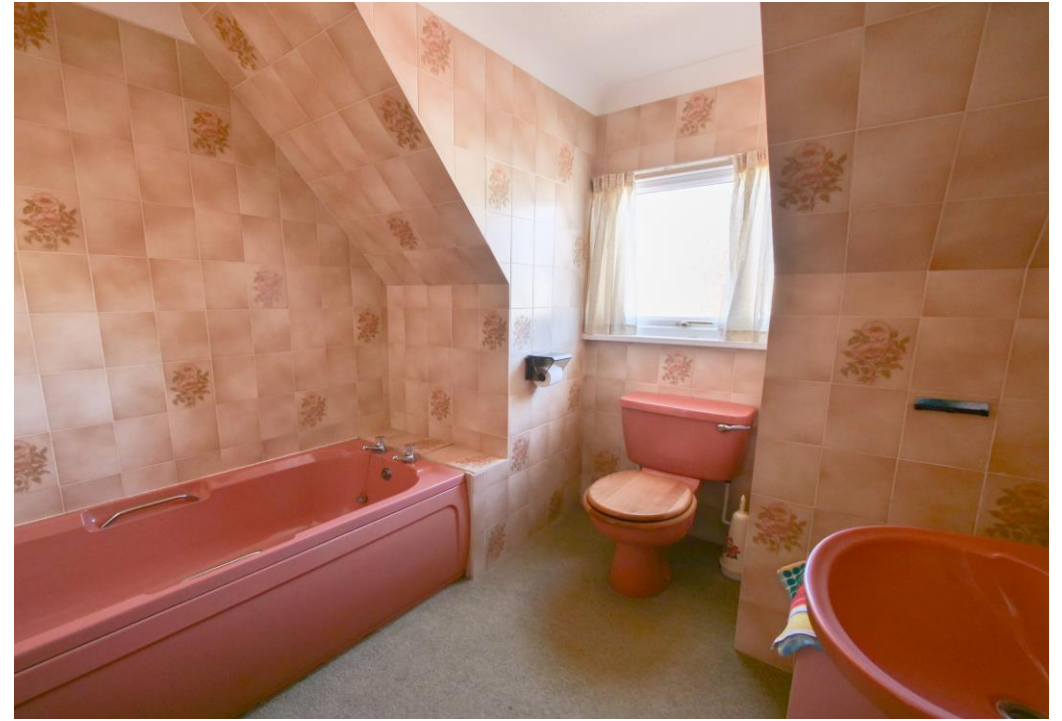
Postcode: IP13 9DL

SERVICES In the sitting room is an electric fire on a ceramic hearth, mains drains, water and electricity, gas ch, fully double glazed throughout.

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

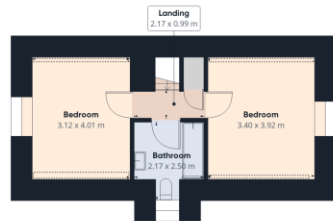
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Ground Floor



Floor 1



Approximate total area⁽¹⁾

123.76 m²

Reduced headroom

2.18 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

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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