



Baines Way, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A FOUR BEDROOM detached property on the popular Castle Keep Development within easy walking distance of both open countryside and the heart of Framlingham **LANDSCAPED GARDENS **SINGLE GARAGEOFF ROAD PARKING****

LOCATION The property is literally a stone's throw from lovely countryside walks and is within walking distance of the Market Square in Framlingham which is well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants and pubs, 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 as well as a primary school. Wickham Market train station is approximately 5 miles away and links via Ipswich train station offer 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: £500,000

- **Sitting Room**
- **Kitchen/Dining Room**
- **Study**
- **Downstairs Cloakroom**
- **Main Bedroom with En Suite**
- **3 Further Double Bedrooms**
- **Family Bathroom**
- **Landscaped Gardens to Front and Rear**
- **Single Garage & Off-Road Parking**



BAINES WAY - INTERIOR An Entrance Door welcomes you into a spacious Entrance Hall with stairs rising to the first floor. There is a large understairs cupboard and a downstairs cloakroom comprising wc and corner wash hand basin and heated towel rail. To the left of the Entrance Hall is a Study with a window overlooking the landscaped front garden and field views beyond. A Sitting Room has double doors leading out to the stunning rear, landscaped, courtyard garden. To the right of the Entrance Hall is a large Kitchen/Dining Room with a range of cream "shaker style" wall and base units with granite worktops with inset drainer, inset stainless steel one and half bowl sink and mixer tap, integrated fridge/freezer, dishwasher and washing machine, peninsula unit with further cupboards and drawers, gas boiler housed in matching cupboard. Upstairs on the landing is an airing cupboard and the Main Bedroom has windows to the front overlooking fabulous field views. There are built in, floor to ceiling sliding wardrobes. A door leads through to an En Suite Shower Room comprising shower cubicle with gravity fed shower, wc and wash hand basin with an opaque window to the side. There are two further double bedrooms, both with floor to ceiling, built in wardrobes. One has a window overlooking the field views and the other has views over the pretty landscaped courtyard garden. Bedroom 4 is a generous single with a window overlooking the garden. The Family Bathroom has a bath with shower over and shower screen to the side, wc, wash hand basin and opaque window. This completes this immaculate, light and airy property and is a MUST SEE.



BAINES WAY - EXTERIOR To the right of the property is a driveway with parking for two vehicles leading to a single garage with up and over door and personal door to the rear garden. The front of the property has been landscaped with a plethora of various shrubs and plants, hard landscaping giving a small seating area to enjoy the views across the fields. A rear gate leads into the stunning large, hard landscaped courtyard garden which has various seating areas to enjoy all aspects of the weather and softening the whole area with clever planting of perennials, annuals and a variety of shrubs and lavenders.

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

LOCAL AUTHORITY East Suffolk

Tax Band: C

EPC: B

Postcode: IP13 9FT

SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout. There is a Service charge of £176 p/a for maintaining communal areas.

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

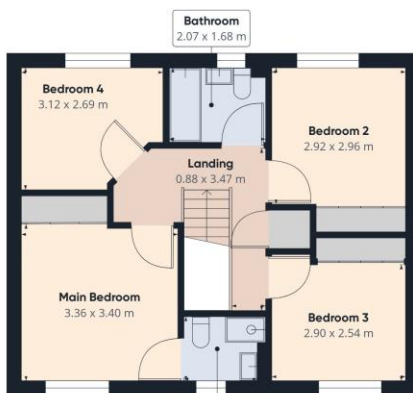
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. **PLEASE NOTE** Probate has been applied for but may take longer than average timescales, therefore this will need to be taken into consideration.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
106.60 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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