



Castle Brooks, Framlingham, Suffolk





We are pleased to offer this ****EXTENDED, FOUR BEDROOM DETACHED**** property with ****OFF-ROAD PARKING AND TANDEM GARAGE**** Within walking distance to the town centre.

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: £450,000

- Entrance Hall with Downstairs Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Principal Bedroom with En Suite Shower Room
- Two Further Double Bedrooms
- Further Single Bedroom
- Family Bathroom
- Landscaped Garden
- Tandem Garage and Off Road Parking



CASTLE BROOKS - INTERIOR A part glazed stained glass composite door welcomes you inside the Entrance Hall benefitting from Amtico flooring. To the left is a Cloakroom which has a wc and wash hand basin. Stairs rise to the first floor and there is a spacious storage cupboard underneath. The Sitting Room is off to the right-hand side and benefits from a bay window to the front and a coal effect gas fire marble hearth and white wooden surround. This room flows nicely into the open plan Dining Room which has the option of being separated with folding French doors, should you prefer. The Dining Room has space for a large table and is ideally located next to the Kitchen. A glazed door with windows either side opens into the Conservatory, this is a lovely space overlooking the landscaped garden. There's also a door from the conservatory opening onto the patio area. The Kitchen benefits from a range of wood effect base and wall units with a stainless steel one and a half sink and drainer and laminate worktops. There is space for a cooker, tall fridge/freezer and washing machine. There is a very clever pull-out drawer with concealed table which gives you the option of dining in the kitchen, a glazed door offers access to the rear garden. On the first floor there is a shelved airing cupboard on the spacious landing. The principal bedroom benefits from built-in mirrored wardrobes with ample space for a dressing table. The En-Suite Shower Room comprises of shower cubicle with patterned glass door and mains fed shower, wc, wash hand basin nestled into a vanity unit. Bedroom 2 is a spacious double along with bedroom 3, which also benefits from a built-in mirrored wardrobe. Bedroom 4 is a single bedroom. The luxury Family Bathroom benefits from under floor heating with a granite tiled floor, double shower cubicle with mains fed shower, bath with spotlights to the front panel and contemporary wall mounted stainless steel taps, wc, wash hand basin and chrome towel rail (the towel rail can be used independently of the central heating). This completes this versatile accommodation.

CASTLE BROOKS - EXTERIOR To the left of the property is a tandem garage with electric up and over door and off-road parking to the front. A gate to the side of the property offers access to the rear garden, there is also space for storing your bins. The rear garden has been professionally landscaped and has a wide range of plants, trees and shrubs, a raised decked seating area sits at the rear of the garden and a patio offers a further seating area outside the conservatory. A shed offers additional storage should you need it. There is also a handy, personal door to the rear of the tandem garage which benefits from power and lighting.



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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: D

Postcode: IP13 9SF

SERVICES Gas fired central heating, mains water, drainage, electricity and gas, UPVC double glazed windows and doors (apart from the conservatory which has wooden double glazed units). Underfloor heating in the bathroom.

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

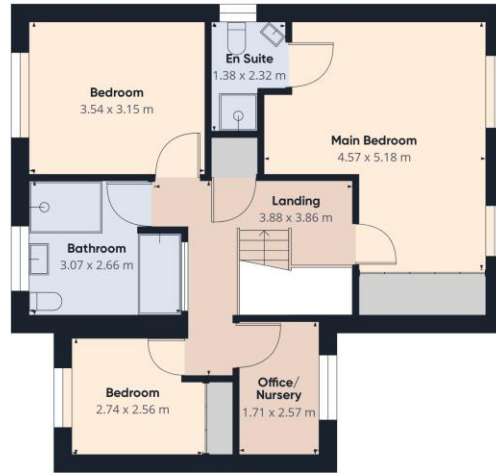
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Ground Floor



Floor 1



Approximate total area⁽¹⁾
153.69 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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