



Castle Brooks, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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huntingfieldestates.co.uk



We are pleased to offer this **\*\*DETACHED\*\*** **\*\*FOUR\*\*** BEDROOM property with **\*\*OFF ROAD PARKING\*\*** AND **\*\*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: £360,000**

- **Walking distance to Town Centre**
- **Sitting/Dining Room**
- **Kitchen**
- **Conservatory**
- **Cloakroom**
- **Principal Bedroom and En Suite**
- **Three further Bedrooms**
- **Family Bathroom**
- **Garage and Off Road Parking**
- **Garden**



**CASTLE BROOKS - INTERIOR** A part glazed stained glass door welcomes you inside the property. on the left is a Cloakroom benefitting from a wc and wash hand basin. Stairs rise to the first floor and there a handy storage cupboard underneath. The Sitting Room is off to the right-hand side and benefits from a bay window to the front and a fireplace with a tiled hearth and back with wooden surround. (Please note the fireplace is currently blocked off but could be used in the future, subject to the relevant checks). This room flows nicely into the open plan Dining area which has a door into the Conservatory on one side and a door into the Kitchen on the other. The Conservatory overlooks the pretty garden and has a glazed door offering access to the garden. The Kitchen has a range of base and wall units with a stainless steel one and a half sink and drainer with laminate worktops. There's space for a cooker, fridge/freezer, washing machine and tumble dryer. A glazed door offers access to the side of the property. On the first floor there's a landing window making it light and airy and a shelved airing cupboard. The principal bedroom benefits from a built-in wardrobe with cupboards above and an En-Suite Shower Room comprising of corner shower, wc, wash hand basin and towel rail. Bedroom 2 is a spacious double bedroom and there are two single bedrooms. The Family Bathroom comprises of bath with stainless steel taps and shower attachment, wc, wash hand basin nestled into a vanity unit with mirrored cupboard above and towel rail. This completes the accommodation.



**CASTLE BROOKS - EXTERIOR** There's off-road parking for one car to the front of the garage. A path leads to the front door with a lawned area to the side with a pretty flower bed behind. A gate to the side of the property offers access to the rear garden and there's plenty space to the side to store your bins. The garden is mainly laid to lawn with a paved patio area and a wide variety of plants, trees and shrubs in the flower beds. There's also a potting shed to the side. The garage benefits from an up and over door, power and lighting and a personal door which is accessed from the garden.



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

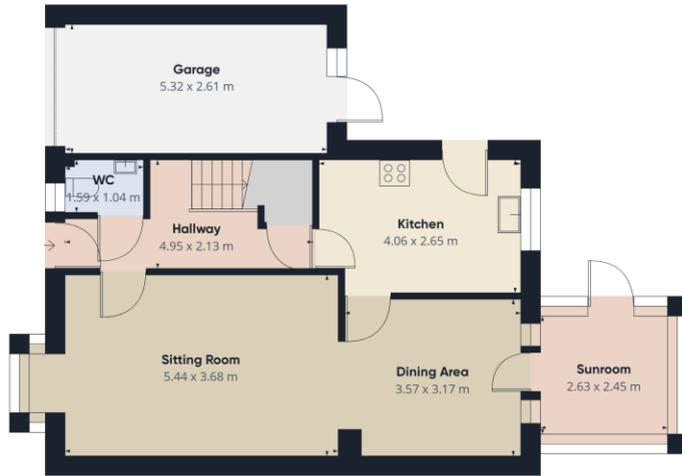
**SERVICES** Gas fired central heating, mains water, drainage, electricity and gas, UPVC double glazed windows.

**LOCAL AUTHORITY** East Suffolk    **Tax Band:** D    **EPC:** C    **Postcode:** IP13 9SF

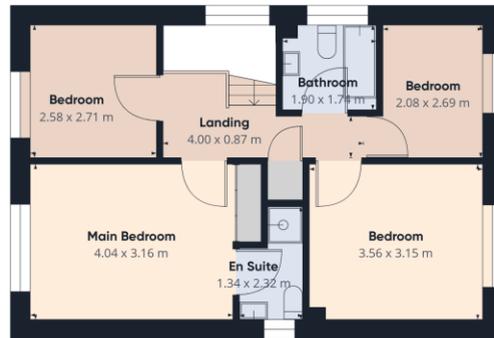
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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<sup>(1)</sup>  
126.67 m<sup>2</sup>

(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.

**Huntingfield Estates**

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