



COLLEGE ROAD, FRAMLINGHAM, SUFFOLK





A 'move in ready' THREE BEDROOM property with STUNNING VIEWS OF FRAMLINGHAM CASTLE. **GARDEN ** GARAGE OFF ROAD PARKING****

LOCATION The property is in easy walking distance of Framlingham Market Hill with stunning views of Framlingham Castle. The market town of Framlingham is well known for its twelfth century castle, St Michaels 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. 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: £320,000

- Entrance Hall
- Sitting Room
- Kitchen/Family Room
- Conservatory/Dining Room
- Downstairs Cloakroom
- Main Bedroom
- Two further Double Bedrooms
- Garag/Parking & Garden
- Walkable distance to Framlingham Market Hill



COLLEGE ROAD - INTERIOR The Entrance Hall has an understairs cupboard perfect for coats and shoes and there is a downstairs cloakroom with wc, chrome towel rail and wall mounted sink with vanity unit underneath. The Sitting Room is spacious and has an attractive arched recess with shelving and further shelving to the other recess. The front window has fabulous views of Framlingham Castle and there is a further small window borrowing light from the Kitchen. The Kitchen/Dining Room has a range of white gloss base and wall units with laminate worktops, space for a washing machine, dishwasher, fridge freezer and cooker. There is a stainless-steel cooker hood already in situ. There is plenty of space for dining and an opening leads through to the newly added Garden Room which certainly brings "the outside in" with French doors opening onto the rear garden. Upstairs the Master Bedroom also has stunning views of the Castle and benefits from a built-in open wardrobe with hanging rails and shelving. There are two further bedrooms, one double and one single, both overlooking the rear garden. The double bedroom has a built-in open wardrobe with hanging rail and shelving. The Family Bathroom comprises; bath with shower and rainwater shower over, chrome towel rail, close coupled wc and wash hand basin nestling in a vanity unit. The property is double glazed throughout. A perfect family home located within walking distance to Framlingham College, Thomas Mills and Market Hill.



COLLEGE ROAD - EXTERIOR The rear garden is mainly laid to lawn with sleepers bordering plants, trees and shrubs. Beyond the gate is off road parking for two vehicles plus a single garage with up and over door with power and light. To the side of the property is a personal gate and side entrance perfect for wheelie bins.

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

LOCAL AUTHORITY East Suffolk

Tax Band: C

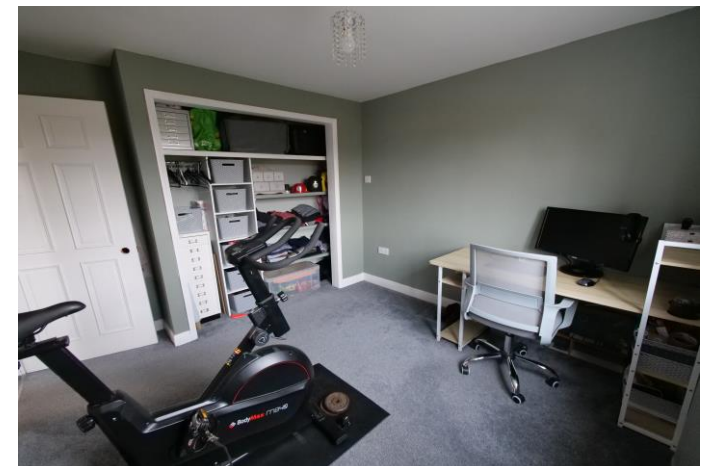
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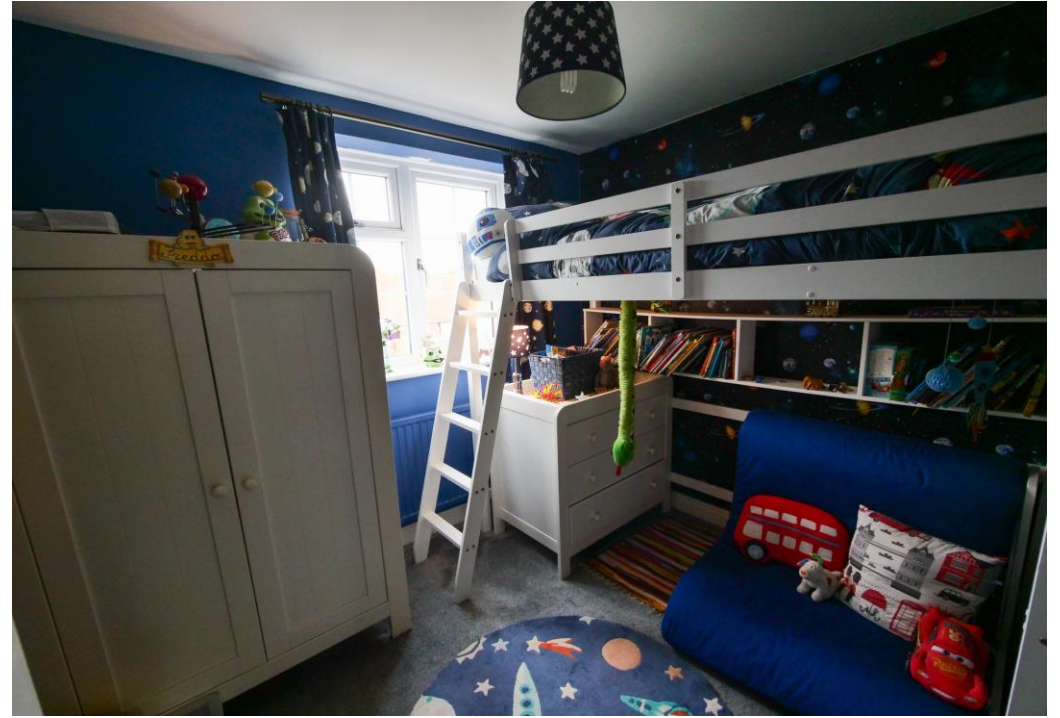
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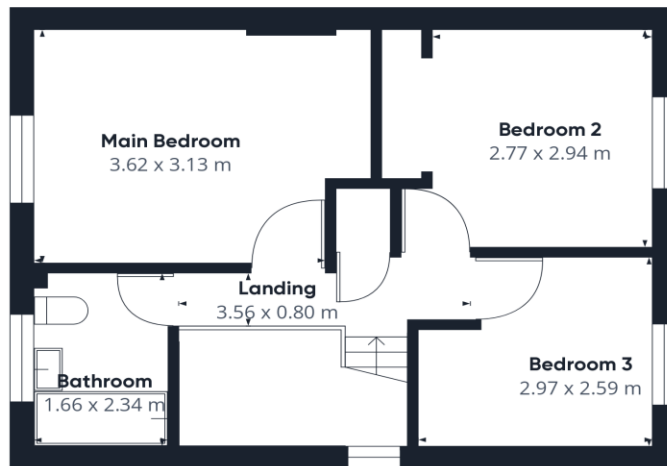
SERVICES Gas central heating, mains drains, water and electricity

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.







Approximate total area⁰
91.76 m²

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

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

