



Mount Pleasant, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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A **THREE BEDROOM** semi-detached property in Framlingham with a stunning extension to the rear providing the "WOW" factor ****LARGE GARDEN**GARAGE**OFF ROAD PARKING**

LOCATION The property is within walking distance of the Market Hill 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. 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: £425,000

- Entrance Hall
- Sitting Room
- Stunning Kitchen/Dining/Family Room
- Downstairs Cloakroom
- Principal Bedroom
- Two further Double Bedrooms
- Family Bathroom
- Large Garden
- Garage & Off Road Parking
- Old Copper wash house suitable for home office



MOUNT PLEASANT - INTERIOR An Entrance Door opens into an Entrance Hall which is light and airy having a window to the side, Karndean style flooring and a deep recess. There is a large understairs cupboard, with a light, perfect for coats and shoes etc. To the left of the Entrance Hall is the Sitting Room which has an aerial bay window overlooking the front which floods the room with light. There is a tiled fireplace with working open fire with recesses to either side. On opening the door to the new rear extension is the "Wow" factor as the current owners have extended the property with bifold doors along one wall giving access to the patio and garden beyond. The Kitchen area has a range of high gloss white wall and base units with quartz worktop over with drainer, an inset sink and mixer tap, an island unit with cupboards including integrated bin and electrical sockets, double oven, gas hob with extractor over, integrated dishwasher. There is space for a tall fridge/freezer and washing machine. This lovely room has plenty of space for a family seating area and dining area and the whole area has Karndean style flooring throughout. There is a downstairs wc with wash hand basin and opaque window to the side. Upstairs the landing has a window to the side and gives access to the Main Bedroom. This has a further aerial bay window overlooking the front, tiled fireplace and hearth, picture rails, recess for a wardrobe and a floor to ceiling shelved cupboard to the right recess. Bedroom 2 overlooks the rear garden, tiled fireplace and hearth with a shelved cupboard to the left and recess to the right. Bedroom 3 is a small double with a window to the side and a large boiler cupboard housing a new gas central heating boiler and shelving. The Family Bathroom is of a generous size with a bath and shower over with shower screen to the side, wc, wash hand basin, deep shelved cupboard, vinyl flooring and an opaque window. This completes the accommodation for this great home which would suit a variety of purchasers.



MOUNT PLEASANT - EXTERIOR The property is set well back off the road and has a small lawned area to the front with hedging giving great privacy. The remainder of the front is shingled giving ample parking and there is a garage with an up and over door, light and power. A side gives access to the rear garden. There is a brick-built store and a further small room having the original copper with fire below, butler sink and tap, small desk with shelving above and a window overlooking the rear garden which would make a perfect home office. The rear garden is mainly laid to lawn and has two lovely patio areas perfect for outside dining. The garden is laid to lawn with some established shrubs and a greenhouse is included in the sale.

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

LOCAL AUTHORITY East Suffolk

Tax Band: C

EPC: D

Postcode: IP13 9HG

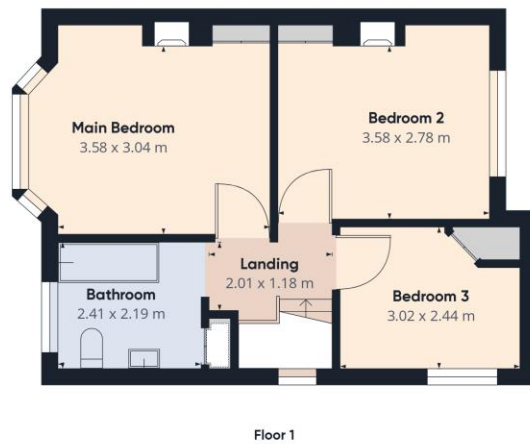
SERVICES Gas Fired central heating, mains drains, water and electricity, Open fireplace in the Sitting Room

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 area[®]
102.46 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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

