



Fore Street, Framlingham, Suffolk



**Huntingfield
Estates**
FRAMLINGHAM

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A deceptively spacious **THREE DOUBLE BEDROOM** character cottage dating back to approx 1840 in parts with later additions ****WALKING DISTANCE OF FRAMLINGHAM MARKET SQUARE**LOVELY GARDEN WITH CHURCH VIEWS****

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: £445,000

- Entrance Hall & Downstairs Cloakroom
- Sitting Room
- Dining/Family Room
- Garden Room
- Kitchen and Utility Room
- Principal Bedroom
- 2 Further Double Bedrooms
- Superb established Garden
- **NO ONWARD CHAIN**





FORE STREET - INTERIOR There is a spacious Entrance Hall with oak engineered flooring and to the right is a downstairs wc with wash hand basin and opaque window. Ahead is the spacious Sitting Room with exposed timbers and brick fireplace with a wood burner sitting on a brick hearth with a bread oven to the side and storage alcove above. Two double glazed sash windows overlooking the front. Down the corridor with lovely stud work and oak engineered flooring leads into the Dining Room/Snug. This has plenty of room for dining and entertaining, there is a large, deep understairs storage cupboard and in turn a door, flanked with windows both sides, leads into the Garden Room. This is light and airy and benefits from underfloor heating with slate style tiling and gives all round views of the garden beyond. French doors open out on the patio and beyond. Just before the Dining Room to the right is a Utility Room which has space for a washing machine, tumble dryer and two other appliances, work top over and cupboards above with a vinyl floor. The Kitchen is off to the left and has slate style flooring and a range of cream shaker style wall and base units with solid wood worktops over, space for a range cooker, integrated dishwasher, fridge, butler sink with mixer tap over and window above overlooking to the front. There is a glazed door leading out to a lean to which is perfect for bicycles etc and also has a door leading out to the rear garden. Upstairs there is a landing with a window overlooking the rear garden and a deep wardrobe cupboard. At the end of the landing is the Main Bedroom which has a window to the front and two sets of double wardrobes giving plenty of hanging and shelving space. Bedroom 2 is dual aspect and has cupboard housing the gas central heating boiler. Bedroom 3 is at the top of the landing and to the left and is another double bedroom and has floor to ceiling wardrobes. A window overlooks the rear garden. The Family Bathroom has a bath with shower attachment and shower curtain to the side, wc and a wash hand basin in a vanity unit with an opaque window. This completes this characterful property.

FORE STREET - EXTERIOR To the front of the property is a wrought iron fence and gate entering into a small courtyard area with the Entrance Door to the right. To the rear of the property is a patio area which can be accessed through the kitchen and side lean to or the Garden Room. Beyond the patio there is a stunning garden mainly laid to lawn, with a plethora of trees, shrubs, perennials and annuals with steps up to a further lawned area, greenhouse and at the back is a decked seating area and garden shed. The garden has lovely views of St. Michaels Church.

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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: TBC

Postcode: IP13 9DD

SERVICES Gas central heating, mains drains, water and electricity, double glazed windows throughout (some sash windows).

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⁽¹⁾
113.79 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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