



Ashwell Avenue, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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An immaculately presented FOUR DOUBLE BEDROOM semi detached property on the popular CASTLE KEEP development within easy walking distance of Framlingham **GARAGEGARDEN**

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: £395,000

- Entrance Lobby
- Drawing Room
- Study
- Family Room
- Conservatory/Dining Room
- Kitchen and Utility Room
- Principal Bedroom
- Bedroom 2 with En Suite Shower Room
- Bedroom 3
- Large Garden and parking



ASHWELL AVENUE - INTERIOR An Entrance Hall welcomes you into the property which has a window to the side and space for coats and shoes. A door leads into the spacious Sitting Room which has been panelled and gives the room a lovely contemporary feeling with a window to the front and a door leads into a small lobby area where to the left is a downstairs cloakroom and to the right is a deep understairs storage cupboard with space for an appliance with shelving above. The Kitchen/Dining Room opens off the lobby and has plenty of space for a dining table with panelling to the right hand wall. The Kitchen has cream wall and base units with wood effect laminate over, ceramic sink unit with mixer tap over and window above. There is an integrated washing machine, dishwasher, fridge/freezer, pull out larder style cupboard, double doors lead out to the rear garden. There is Kardean flooring through the downstairs. Upstairs there is a spacious landing and the Main Bedroom has built in wardrobes, panelling to one wall and a window overlooking the front. The En Suite Shower Room has a large shower cubicle, wc and wash hand basin, opaque window to front. There are three further double bedrooms, one currently used as a study and one as a dressing room. The Family Bathroom has a bath with shower over, wc and wash hand basin. This completes this stunning, immaculate property.

ASHWELL AVENUE - EXTERIOR To the side of the property is a single garage with up and over door, power, lighting and off-road parking to the front. A pathway leads to the front of the property and to the front is shingled with attractive planting and the rear garden is accessed via a side gate and from the kitchen/dining room. The garden is laid to lawn and has a large patio area perfect for outside dining.

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



LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: B

Postcode: IP13 9FX

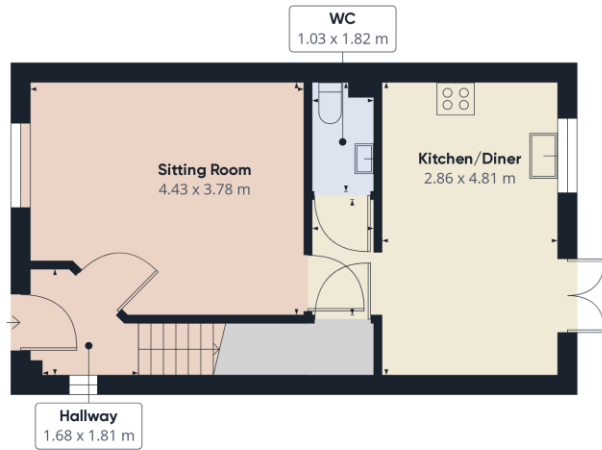
SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout.

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

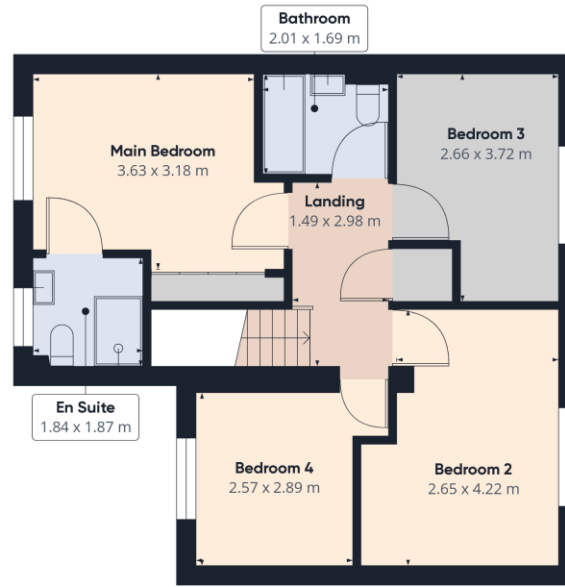
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Ground Floor



Floor 1

Approximate total area^m
94.7 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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