



Haynings Mill, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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A well presented **THREE DOUBLE BEDROOM** semi detached property in the heart of Framlingham with off road parking and courtyard garden.

**LOCATION** 12 Haynings Mill is tucked away yet within easy walking distance of the town centre. 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: £400,000**

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Three Double Bedrooms
- Family Bathroom
- Courtyard Garden
- Undercroft Parking



**HAYNINGS MILL - INTERIOR** An Entrance Door leads into the Entrance Hall which has a small window to the side and there is storage space under part of the stairs. A cloakroom has a wc and a wash hand basin is nestled under the remainder of the stairwell. To the left of the hall is a glazed door leading into the Sitting Room which has a bay window to the front, a gas fire in a marble inset and hearth with a painted wooden surround. Double doors open into the Dining Room which has a door and window overlooking the Conservatory. The Conservatory has windows to two sides and a tilt and slide door leading out to the rear garden. An opening from the Dining Room leads into the Kitchen which has a range of pine and wall base units, inset sink and drainer with mixer tap over and window above overlooking the rear garden. There is space for a washing machine, dishwasher and tall fridge/freezer along with a built-in oven, gas hob with extractor over. A relatively recent new Worcester boiler has been fitted and throughout the downstairs there is oak engineered flooring giving the property a lovely feeling of space. Upstairs there is a generous landing with a window overlooking the rear garden and a shelved airing cupboard. The main bedroom has a window overlooking the front and has a deep recess and two sets of double, built in wardrobes with hanging space and shelves above. There are two further double bedrooms both with a double built in wardrobe, one with a window to the front and the other with a window to the rear. The Family bathroom has a new white suite, the bath which has a shower attachment on the mixer taps, shower screen to side, wash hand basin and a wc. There is an opaque window to the side. This completes this versatile accommodation, tucked away in a lovely quiet spot and would suit a variety of purchasers.



**HAYNINGS MILL - EXTERIOR** There is a small front garden with shingle, perfect for pots. To the right of the Entrance Door is the long carport with enough room for wheelie bins and a gate leads through to the rear garden. The garden is brick paved with shingled areas and has packed borders for ease of maintenance. The garden can be accessed via both the carport and the Conservatory.

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

**LOCAL AUTHORITY** East Suffolk

Tax Band: D

EPC: D

Postcode: IP13 9JU

**SERVICES** Gas central heating, gas fire to sitting room, 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 area<sup>††</sup>  
88.07 m<sup>2</sup>

Reduced headroom  
0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

**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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