

A beautifully appointed Victorian townhouse, that has been extended and modernised, located just a few minutes walk from the centre of Framlingham.

Guide Price
£475,000 Freehold
Ref: P7183/J

Hillside
43 Fore Street
Framlingham
Suffolk
IP13 9DD



Entrance hall, sitting room, open plan kitchen and dining room, garden room and utility room/cloakroom.
Landing with study area, three double bedrooms and bathroom.
Landscaped rear garden with storage sheds.

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Location

Hillside is set along Fore Street, just a few minutes walk from the centre of Framlingham and well placed to benefit from all the amenities the town has to offer. Framlingham has is perhaps best known for its magnificent castle but also benefits from a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to the Crown Hotel, Barclays Bank, a Co-operative supermarket and doctors' surgery. The town also benefits from Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over an hour.

Description

Hillside comprises a beautifully presented Victorian house that has been extended and refurbished to a very high standard in recent years. The refurbishment was undertaken in a sympathetic style with the retention of many of the original features, including the sash windows that have been double glazed, but at the same time adding a more contemporary feel with some of the fittings, fixtures and décor. In addition the property was extended at the rear to create a fantastic additional reception room that is currently used as a snug and second dining room, and which benefits from fully glazed bi-fold doors linking the room wonderfully well with the west facing garden. In addition there is the open plan kitchen and dining room, which is a wonderful entertaining space, as well as a first floor landing with potential study area, three good size double bedrooms and a well fitted bathroom with separate shower enclosure.

The rear garden, which has also been landscaped, enjoys views across the town's roofscape towards St Michael's church, and facing in a westerly direction benefits from the sun during the latter part of the day. Whilst the property does not have dedicated parking there is plenty of on-street parking along Fore Street or nearby.



The Accommodation

The House

Ground Floor

A part glazed wooden front door with stained glass side lights opens into the

Entrance Hall

With staircase rising to the First Floor, with useful understairs storage cupboard, sash window providing a good degree of light and views of the rear garden, tiled flooring, column radiator and doors off to



Kitchen 12' x 11' (3.66m x 3.35m)

A beautifully appointed, twin aspect room. The kitchen area is well fitted with a good range of cupboard and drawer units with Quartz worksurface over incorporating a double butler sink with mixer tap. Recess for range cooker with light and extractor hood over. Integral dishwasher and fridge freezer. Tiled flooring, column radiator and door returning to the Entrance Hall.





Dining Area 12'6 x 11'3 (3.81m x 3.43m)

The Dining Area is partly separated from the Kitchen area with a low level wall. The focal point is the fireplace with iron hob and stone surround together with tiled hearth. Engineered wood flooring and column radiator.



Returning to the Entrance Hall, further doors provide access to the

Sitting Room 12' x 11' (3.66m x 3.35m)

A delightful reception room with large sash window on the front elevation providing plenty of light. The focal point of the room is the fireplace containing the woodburning stove, with carved wood surround and tiled hearth. Fitted cupboards and shelving units. Engineered wood flooring. Column radiator and TV point.



Garden Room 16'11 x 12'2 (5.15m x 3.7m)

A superb addition to the property, that offers a fantastic additional reception room that is currently utilised as both a second Dining Room and Snug. Aluminium framed bi-fold doors providing plenty of light and direct access to the rear garden. Roof light recess with fitted shelving and limestone tiled floors with underfloor heating.





Utility Room/Cloakroom

With range of fitted cupboard units incorporating a sink with mixer tap as well as recess and plumbing for washing machine and space for a microwave. Cupboard containing the Vaillant gas fired boiler, tiled flooring and heated towel rail. WC with high level cistern.

Stairs from the Entrance Hall rise to the

First Floor

Landing

Galleried in style and mirroring the Entrance Hall with windows on both the front and rear elevation providing plenty of light. Part of the landing can also be given over to a study area if required. Access to roof space, painted boarded floor and doors off to



Bedroom One 12'2" x 11' (3.71m x 3.35m)

A good size double bedroom with large sash window on the front elevation providing plenty of light. Victorian iron hob fireplace with tiled hearth, column radiator and wall light points.



Bedroom Two 12' x 11' (3.66m x 3.35m)

Another good size double bedroom with large window on the front elevation providing plenty of light. Victorian iron hob fireplace with tiled hearth and radiator.



Bathroom

Extremely well fitted with panel bath in half height tiled surround with mixer tap and shower attachment, WC with concealed cistern and mounted wash basin with mixer tap and storage cupboards under. Large fully tiled shower enclosure and column radiator. Half height panelling, tiled flooring and recessed spotlighting.



Bedroom Three 12' x 11' (3.66m x 3.35m)

A double bedroom, that also benefits from a large sash window providing plenty of light and views of the rear garden, the town's roofscape and glimpses of St Michael's church. Victorian iron hob fireplace, fitted wardrobe cupboards, shelving and column radiator.



Outside

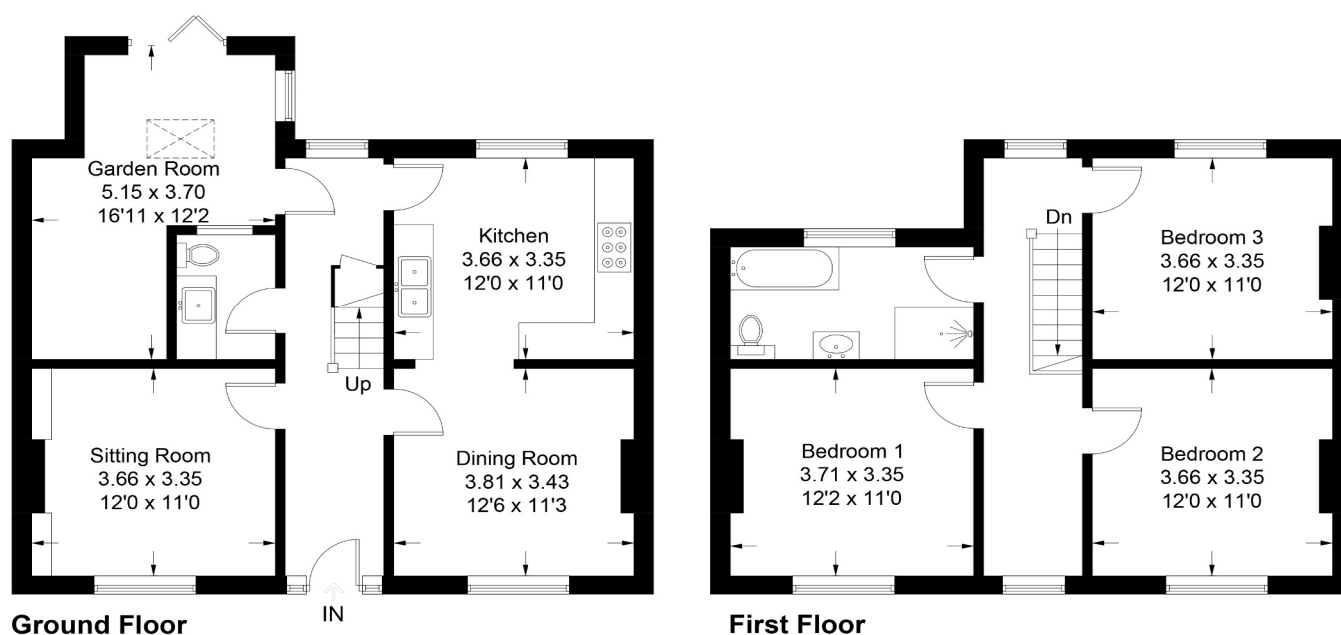
Hillside will be found along Fore Street, a short distance from the centre of the town.

There is a delightful garden at the rear. This comprises a central area laid to lawn and enclosed within patios and pathways, together with raised beds that contain a variety of maturing flowers and shrubs. There is also a useful **storage shed**, with power connected, to the rear of the garden, and a large patio area laid to Indian sandstone. There is a useful second **storage shed**.



Hillside, 43 Fore Street, Framlingham

Approximate Gross Internal Area
125 sq m / 1345 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. Gas fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating D (full report available from the agent).

Council Tax Band D; £2,146.46 payable per annum 2024/2025.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

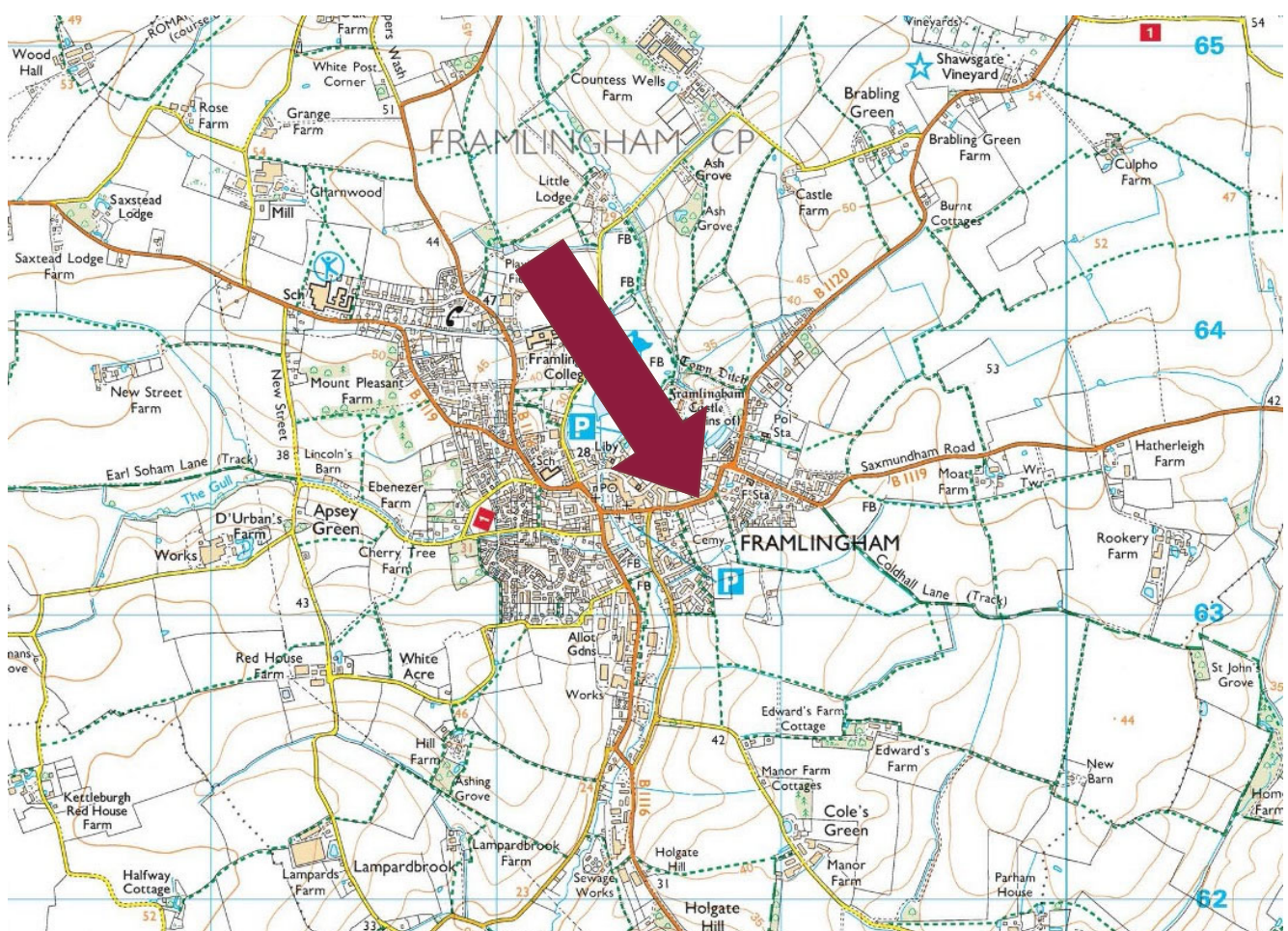
3. Photographs are from when the property was occupied in August 2023

August 2023

Directions

From the agent's office in Well Close Square, turn left onto Station Road, and left again into Fore Street. Proceed up the hill, passing Fairfield Road on the right hand side until arriving at Hillside which will be found on the left.

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