

A three-bedroom detached house located in the heart of the market town of Framlingham, in a small popular residential development.

Guide Price
£399,500 Freehold
Ref: P7071/B

1 Tanyard Court
Framlingham
Woodbridge
Suffolk
IP13 9GA



Entrance hall, cloakroom, study, kitchen/breakfast room and sitting/dining room.

Master bedroom with en-suite shower room.

Two further good-sized bedrooms and family bathroom.

Enclosed garden to rear.

Off-road parking and visitor parking.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

1 Tanyard Court is part of a small, sought after residential area in the heart of the attractive market town of Framlingham, just a short walk to the vibrant Market Hill, but with easy access to open countryside.

Framlingham is home to a good selection of independent shops and businesses, including cafes, a bakery, hairdressers, antique shops, a travel agent, hardware shop and delicatessen. It is also home to the Crown Hotel and Co-Operative supermarket, both of which are in easy walking distance of the property. The market is held twice weekly on the hill with a good range of stalls, including fishmongers, cheese and vegetable stalls. Framlingham is perhaps best known for its magnificent castle and mere, which provide open countryside in the centre of the town.

Away from the centre of the town are a number of other businesses providing day-to-day services, including a medical centre, vets and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded by the local community. The historic church is close to the property and holds regular services.

In the wider area there is the world-famous Snape Maltings Concert Hall and RSPB Minsmere, and, of course, it is easy to get to the beautiful Suffolk coast, with the popular seaside towns of Southwold, Aldeburgh and Orford being within easy reach by car.

The county town of Ipswich is approximately 18 miles away and from here there are regular train services to London Liverpool Street station that take just over an hour. There is also the East Suffolk trainline from Campsea Ashe, along with regular bus services to Ipswich as well. The bus stop is close to the property.

Description

1 Tanyard Court is a modern, three-bedroom detached house that was built in the early 2000s, with brick elevations under a pitched tiled roof. The property offers a good degree of light and flowing accommodation over two floors, comprising entrance hall with built-in cupboards, study, downstairs cloakroom, kitchen/breakfast room with a two-oven Aga range cooker, south facing sitting/dining room with French doors that open out onto the garden, a first floor master bedroom with built-in wardrobes and en-suite shower room, two further good-sized bedrooms and a family bathroom. Outside, the property is approached over a shared driveway that leads to allocated parking for Number 1, along with visitor parking. To the rear of the property is the garden, which benefits from southerly and westerly aspects and is enclosed by a mixture of redbrick wall and panelled fencing that provide a good degree of privacy. The property benefits from gas-fired central heating and double-glazing throughout.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Hall

With useful built-in storage cupboard to side housing the electricity meters and trip switches. Wall-mounted radiator. Stairs rise to the first floor landing. A door opens to the

Study 8'3 x 6'7 (2.51m x 2.01m)

Sash window to side and wall-mounted radiator.



Downstairs Cloakroom

Window to side, pedestal hand wash basin with tiled splashback and mixer tap over, close-coupled WC with shelf above, extractor fan, recessed lighting, ceramic tiled floors and wall-mounted radiator.

A door from the entrance hall opens to the

Kitchen/Breakfast Room 12'8 x 9'5 (3.86m x 2.87m)

A dual-aspect room with windows to the front and side. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer ceramic sink unit with mixer tap over and tiled splashback. Space and plumbing for washing machine, integrated dishwasher and fridge freezer. Four-ring gas hob with fan oven below and filter hood over. Two-oven Aga. Ceramic tiled flooring. An opening leads through to the



Sitting/Dining Room 23'3 x 12'3 (7.09m x 3.73m)

A triple-aspect room with windows to side, French doors to rear and further window to rear. Two wall-mounted radiator and an array of wall-mounted lights. Open grated hearth with tiled surround and wooden mantel over. A door leads back to the entrance hall.



Stairs in the entrance hall rise to the

First Floor

Landing

Window to front and wall-mounted lighting. Recessed ceiling lights, access to loft and wall-mounted radiator. Built-in airing cupboard with water cylinder and slatted shelving. A door opens to

Bedroom One 15'4 x 10'0 (4.67m x 3.05m)

A double bedroom with windows to front and sash window to side. Wall-mounted radiator. Built-in double wardrobes with hanging rails and shelving. A door opens to the



En-Suite Shower Room

Window to side. Built-in double shower tray with mains-fed shower over and sliding door, close-coupled WC with shelf above, pedestal hand wash basin with mixer tap over and shelf above, ceramic tiled flooring, heated towel radiator, shaver point and recessed lighting.

Bedroom Two 11'5 x 9'5 (3.48m x 2.87m)

A further double bedroom with window to side. Built-in wardrobe with hanging rail and cupboard over. Wall-mounted radiator.

Bedroom Three 13'5 x 7'8 (4.09m x 2.34m)

A smaller double bedroom with window to side. Wall-mounted radiator and built-in wardrobes with hanging rail and cupboard over.



Family Bathroom

Sash window to side, panelled bath in tiled surround with ornate mixer tap over and shower attachment, close-coupled WC, pedestal hand wash basin with mixer tap over and shelf above, recessed lighting, extractor fan, ceramic tiled flooring and heated towel radiator.



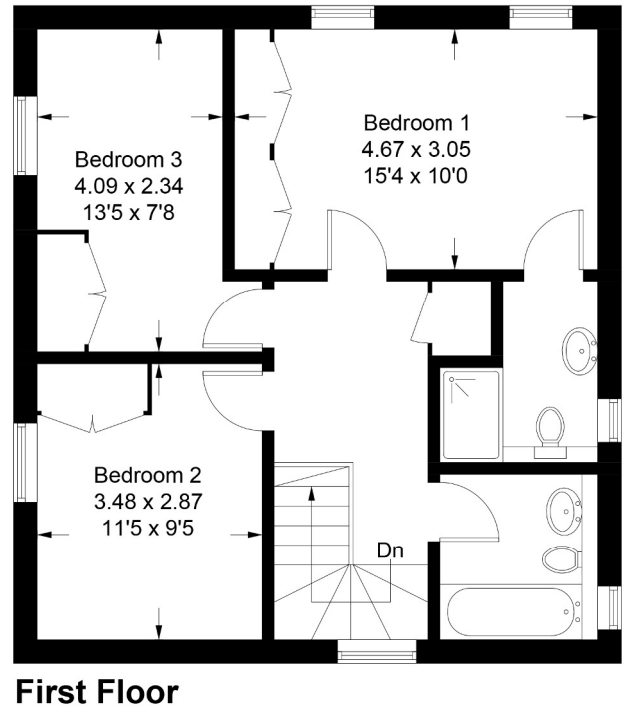
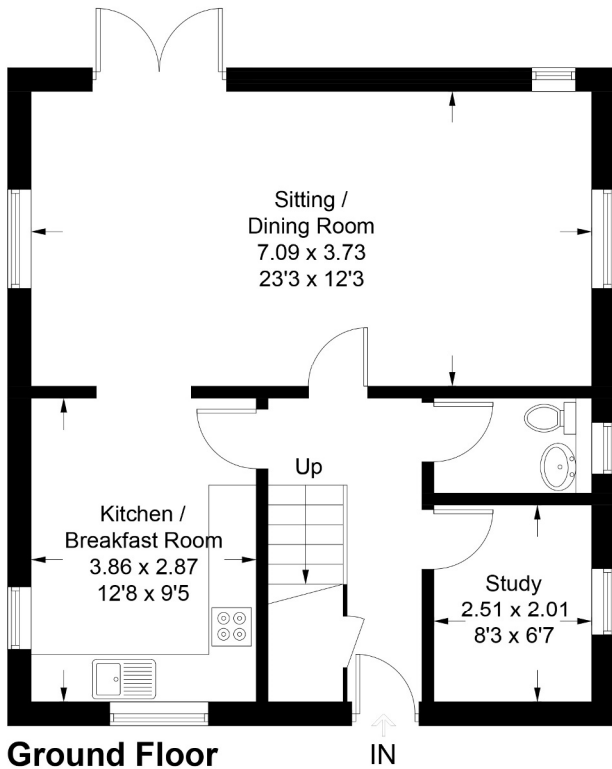
Outside

To the front of the property is an allocated parking space, and along the shared accessway there are additional visitor spaces available on a first come first served basis. To the rear is a paved terrace that abuts the back of the house and overlooks the garden, which has established flower and shrub borders. This area is enclosed with a redbrick wall and reed panel fencing. A pathway circumnavigates the property and leads round to the front where there is gated access to the side and a large timber shed. The garden has a range of trees including a cherry tree.



1 Tanyard Court, Framlingham

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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

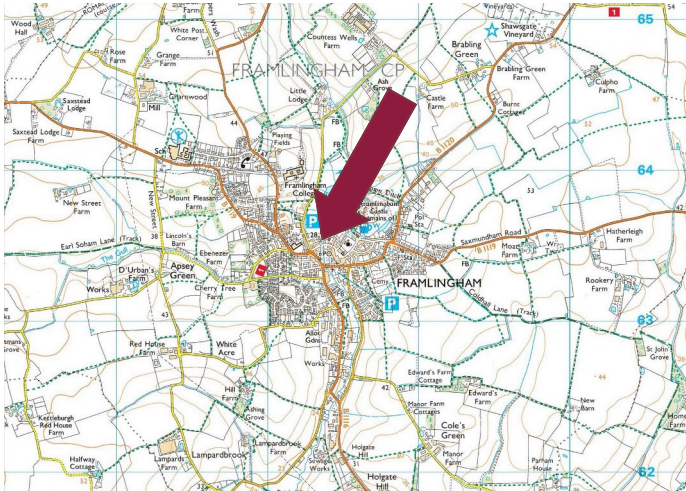
Council Tax Band E; £2,505.89 payable per annum 2023/2024.

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. 1 Tanyard Court is subject to a management charge, which is currently £800 per annum.
4. The property has a restrictive covenant upon it stating it can only be used for residential purposes. For clarification, this means the property cannot be used as a holiday let.

March 2024



Directions

From the agent's office in Well Close Square, proceed along Bridge Street and turn left just before Callendar's Florist onto Tanyard Court. The property can be found a short way along on the left hand side.

For those using the What3Words app:
///scribble.distracts.saints



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.