

A spacious two bedroom detached bungalow, occupying a wonderful, tucked away location a short distance from the centre of Framlingham.

Guide Price
£425,000 Freehold
Ref: P7208/J

75a Fore Street
Framlingham
Suffolk
IP13 9DD



Entrance hall, 19' sitting room, 18' kitchen/breakfast room, 17' master bedroom, second bedroom and shower room. Single garage and off-road parking. Delightful south-westerly facing walled garden.

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Location

The property will be found in a very private and tucked away position off 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 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.

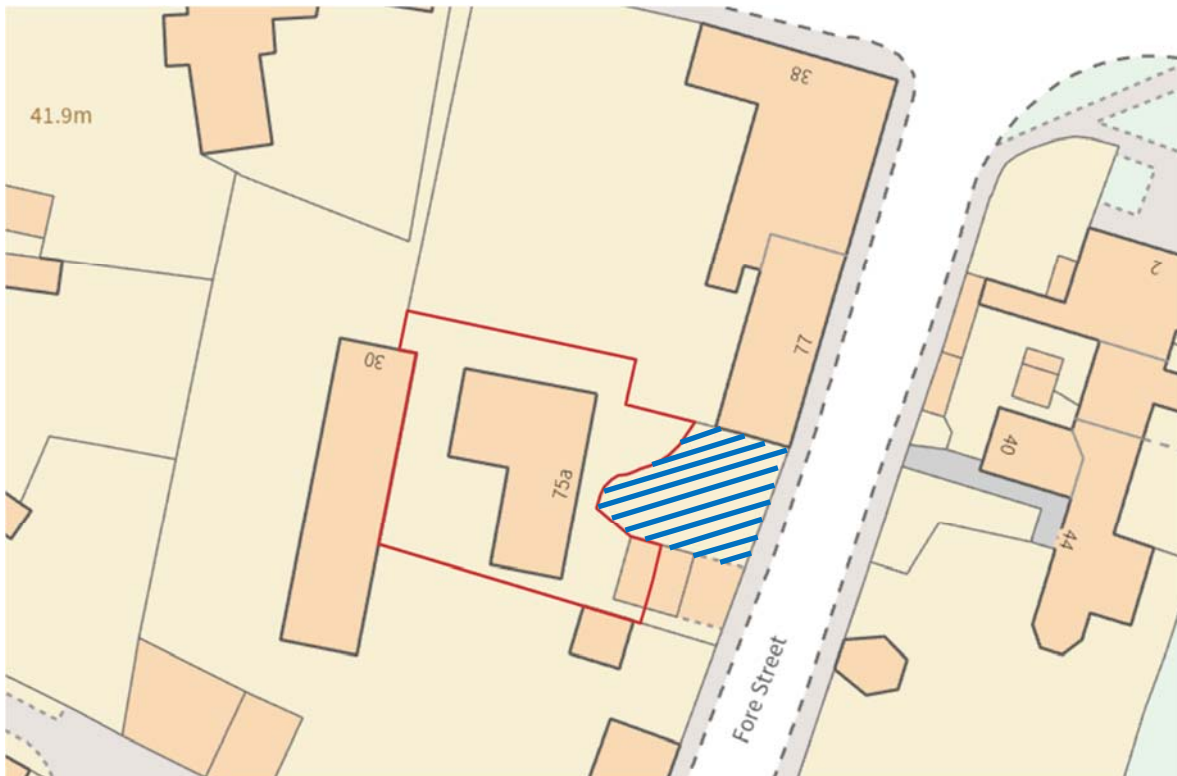
Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous 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

Believed to date from the 1970s the property comprises a light and spacious two bedroom bungalow occupying a delightful, tucked away position close to the centre of Framlingham. In all the accommodation extends to over 1,100 sq ft, with a generous entrance hall for receiving guests, together with a 19' sitting room with fireplace and French doors providing direct access to the garden. There is also a well fitted kitchen/breakfast room with a gas Aga, a 17' master bedroom, guest bedroom and shower room.

Outside the property benefits from a single garage and shingled driveway. There are also well stocked gardens, with the principal rear garden facing in a south-westerly direction and therefore enjoying the sun during the second part of the day.

Site Plan - Indicative Only



We understand that there is a right of way in favour of the property from Fore Street over the initial part of the driveway (area hatched blue), subject to the owner of 75a Fore Street paying a contribution of one third of the cost of the repair of the driveway.

The Accommodation

The Bungalow

A wooden panelled front door with central light opens into the

Entrance Hall

A spacious area for receiving guests with oak flooring throughout. Door to useful **Cloak Cupboard**, door to **Utility Cupboard** with plumbing connections for washing machine and corner sink unit. Access to roof space, radiator and glazed double doors opening into the

Sitting Room 19' x 15' (5.79m x 4.57m)

An impressive and spacious twin aspect reception room with French doors with side lights offering plenty of light and direct access to the garden. The focal point of the room is the fireplace with tiled and carved wood surround, set on a raised pavement tile hearth. Oak flooring. Radiators. TV point.



Further doors from the Entrance Hall provide access to the

Kitchen/Breakfast Room 18' x 10' (5.49m x 3.05m)

Well fitted with a good range of cupboard and drawer units with granite effect worksurface over incorporating a resin sink unit with mixer tap and drainer. Double hob gas Aga and recess and plumbing for dishwasher. Part glazed stable type door providing access to the garden together with two casement windows providing a good degree of light. Oak flooring to match the remainder. Radiator.



Returning to the Entrance Hall further doors provide access to

Bedroom One 17'2 x 14'3 (5.23m x 4.34m)

A spacious double bedroom with large windows on the front and rear elevation overlooking the driveway and garden. Built-in wardrobe cupboard and radiator.



Bedroom Two 14'5 x 8'4 (4.39m x 2.54m)

A light bedroom with large window overlooking the patio and garden. Built-in wardrobe cupboard and radiator.



Shower Room

With large walk-in shower enclosure containing the Mira mixer shower, mounted wash basin with mixer tap and WC with concealed cistern. Tiled flooring, heated towel rail and door to **Airing Cupboard** housing the Baxi gas fired boiler.



Outside

The property is set well back from Fore Street, and approached via a right of way over the neighbour's driveway to a gate that opens onto the shingled parking area. Beside this is the **single garage**, with up and over door and personnel door to the rear.

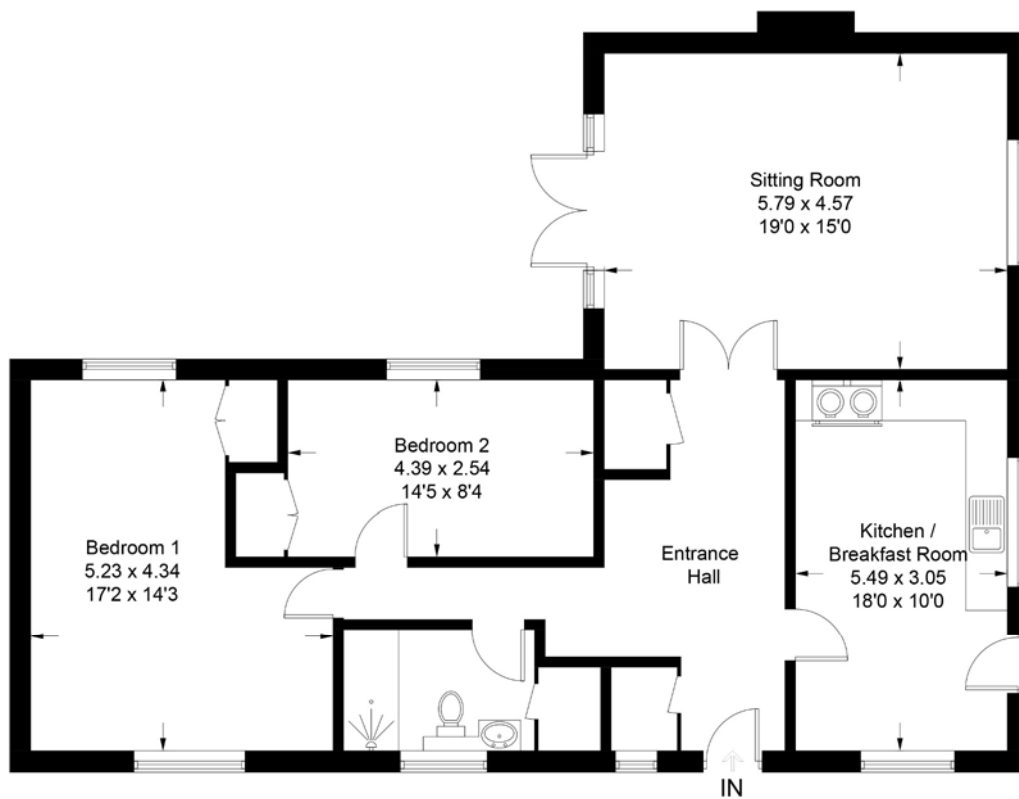
From the driveway a pathway leads to the covered porch and front door. This continues to the side of the property where access can be gained to the Kitchen/Breakfast Room. Here there is a pleasant area of garden that is predominantly laid to grass, but incorporating a pathway, well stocked border and sheltered patio area.

The rear garden is a delightful and private area and facing in a south-westerly direction enjoys the sun during the latter part of the day. The garden comprises a large patio area which can be accessed from the Sitting Room and beyond this is a garden that comprises a central area laid to lawn, but interspersed with a number of meandering borders that contain a variety of established flowers and shrubs. From the patio a pathway leads back to the front driveway.



75A Fore Street, Framlingham

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

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

EPC Rating = D (65)

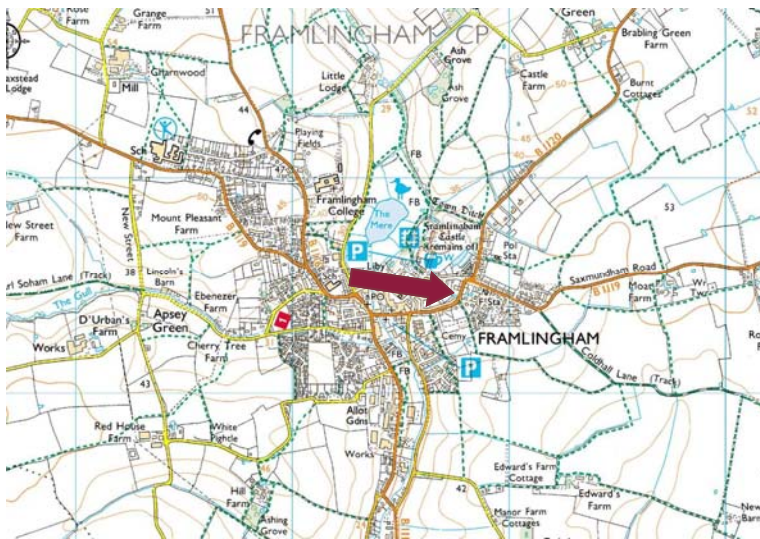
Council Tax Band D; £2,050.27 payable per annum 2023/2024

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. We understand that there is a right of way in favour of the property from Fore Street over the initial part of the driveway, subject to the owner of 75a Fore Street paying a contribution of one third of the cost of the repair of the driveway.

September 2023



Directions

From the Agent's office proceed along Station Road then turn left onto Fore Street. Continue up Fore Street and the entrance to the property will be found on the left hand side, just after the left hand bend.

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