

*A detached two bedroom bungalow, set along Victoria Mill Road, and occupying an enviable, edge of town location.*

Guide Price  
£380,000 Freehold  
Ref: P7243/J

64 Victoria Mill Road  
Framlingham  
Woodbridge  
Suffolk  
IP13 9EG



Entrance hall, sitting room, garden room and kitchen/dining room. Master bedroom with en-suite shower room, bedroom 2 and bathroom.

Block paved driveway and single garage.

Well stocked gardens to the front and rear.

No forward chain.

Contact Us



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## Location

The property will be found along Victoria Mill Road on the edge of the popular and historic market town of Framlingham. The town offers a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets, a delicatessen, The Crown Hotel, Barclays Bank and a Co-operative supermarket. There is also the doctors surgery, Sir Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle.

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

64 Victoria Mill Road occupies an enviable edge of town location, and just a short distance from all the services and facilities on offer in the town centre, yet enjoying a semi-rural location adjacent to open agricultural land. We understand that the bungalow was built in the mid 2000s by the well regarded local developer, Elmore Homes Limited, who also developed the adjoining properties.

The property presents well throughout, and benefits from a new boiler that was installed in 2020. It does, however, provide scope for an incoming purchaser to update the property to their own specific style and taste in areas. The property also benefits from the Garden Room that was added about 15 years ago. This provides a fantastic additional reception room to the property and being almost fully glazed enjoys good views of the garden.

Outside there is a single garage with remote operated up and over door and boarded loft providing additional storage space. There are also well stocked mature gardens to the front, side and rear that contain a variety of established specimen flowers, shrubs and trees.



## The Accommodation

### *The Bungalow*

A part glazed wood effect composite front door opens into the

#### *Entrance Hall*

With window on the front elevation overlooking the garden, shared driveway and open agricultural land beyond. Door to **Airing Cupboard**, door to **Storage Cupboard**, part glazed door providing direct access to the garden, telephone point, radiators and doors off to

#### *Sitting Room 12'10 x 11'10 (3.91m x 3.6m)*

A generous reception room with bay window providing a good degree of light and overlooking the driveway, garden and Victoria Mill Road. The focal point of the room is the coal effect gas fire with polished stone and carved wood surround set on a raised polished stone hearth. Radiators, TV and telephone points and fully glazed bifold doors opening into the



#### *Garden Room 14'10 x 9'4 (4.52m x 2.84m)*

A later addition to the house that provides a wonderful additional reception area. Of UPVC frame set on a raised brick plinth together with a glazed roof that provides plenty of light and good views of the garden. Sliding patio door providing access to the garden. Wall mounted electric panel heater and ceiling fan.



Further doors from the Entrance Hall provide access to the

*Kitchen/Dining Room* 16'6 x 9'6 (5.03m x 2.9m)

A twin aspect room with bay window on the front elevation offering views of the adjacent agricultural land together with casement window overlooking the driveway and Victoria Mill Road. The Kitchen area is 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. Four ring gas hob with light and extractor hood over together with high level Hotpoint double oven. Recess and plumbing for dishwasher and washing machine, together with recess for tumble dryer. Tiled flooring, radiators, TV and telephone points. Downlighters to part.



*Bedroom One* 12'10 x 10'1 (3.92m x 3.73m)

A good size double bedroom with window providing views to the front. Radiator, TV and telephone points. **Walk-in wardrobe cupboard** with hanging rails and shelving, second additional **built-in wardrobe cupboard** and door to



*En-suite Shower Room*

With suite comprising fully tiled shower enclosure with mixer shower, WC and pedestal wash basin. Heated towel rail, downlighters, extractor fan and mirror fronted medicine cabinet with shaver socket.



*Bedroom Two* 8'9 x 8'8 (2.67m x 2.63m)

A single bedroom or study with casement window on the rear elevation overlooking the patio and garden. Radiator and telephone point.

*Bathroom*

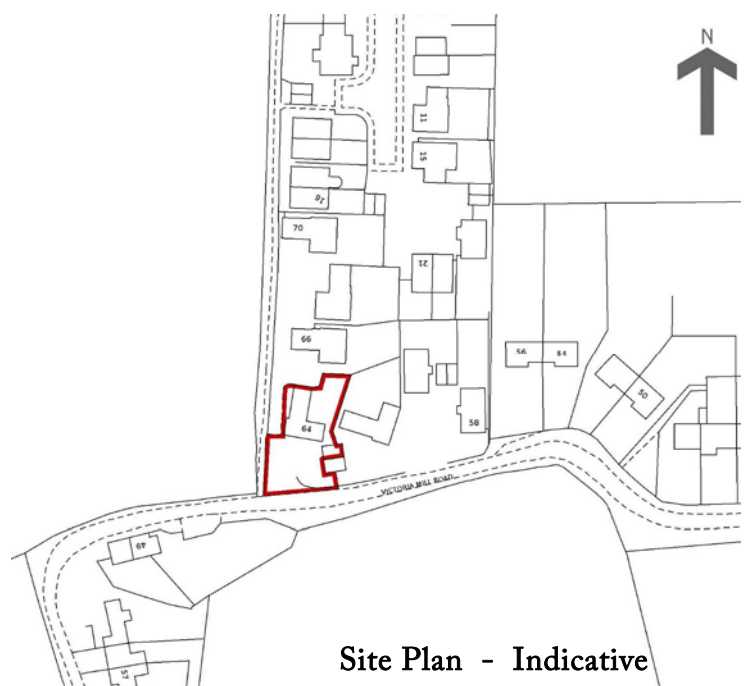
With suite comprising panelled bath in half-height tiled surround with mixer tap and separate shower attachment, WC and pedestal wash basin. Radiator, strip light with shaver socket, downlighters and extractor fan.

**Outside**

The property will be found in a very quiet, semi-rural location along Victoria Mill Road, and is approached over a block paved driveway that is shared with two other properties, from which the parking area can be accessed and which is sufficiently large enough for two to three vehicles. Adjoining the parking area is the **Single Garage**, approximately 16'7 x 11', with remote operated up and over door, power and light connected and personnel door to the side. There is also a fitted workbench and shelving, and a bordered roof space with ladder, providing ancillary storage.

The driveway continues along the front of the property from where the covered porch and front door can be accessed. This is flanked by gardens that contain a variety of specimen flowers and shrubs. Beside the parking area is an additional area of garden, with a central area laid to grass, enclosed within perimeter borders containing a further range of established flowers and shrubs.

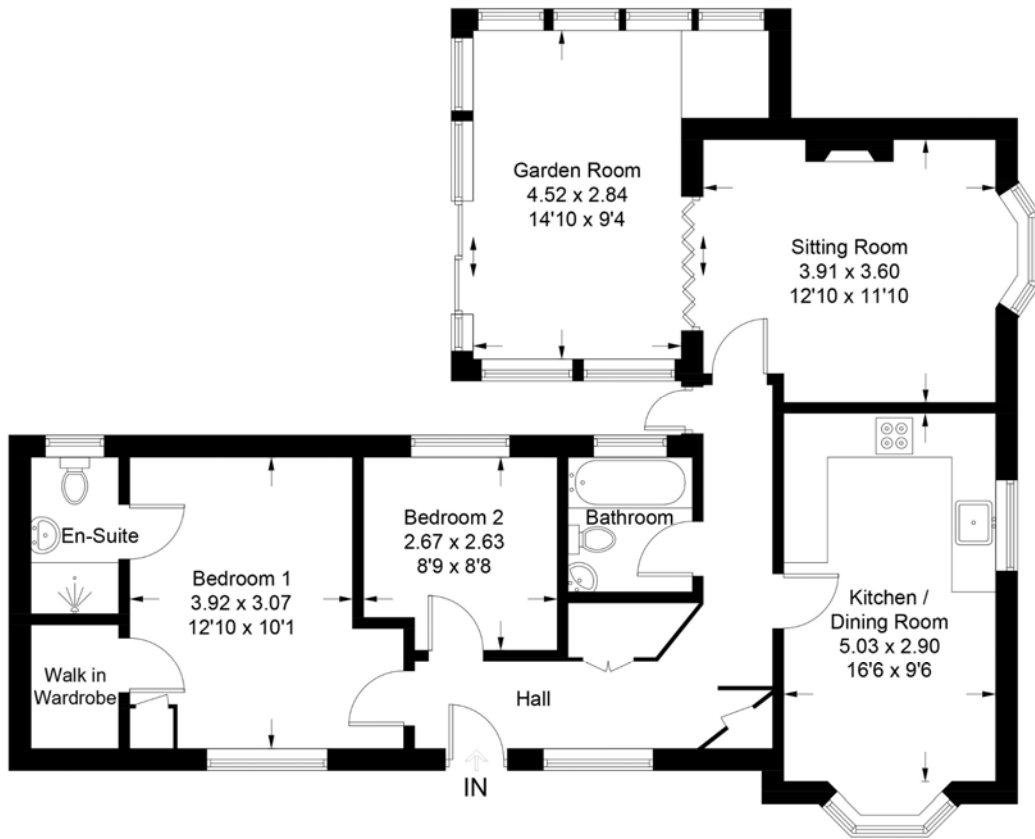
A gate beside the garage provides access to the rear, where there is a useful timber frame storage shed and a paved pathway that provides access to the garden. This comprises a central area laid to lawn and enclosed within a semi-circular border containing a number of established trees, flowers and shrubs. There is also a patio area immediately adjoining the rear of the property that can be accessed from the Garden Room, together with a second additional patio area at the rear.





# 64 Victoria Mill Road, Framlingham

Approximate Gross Internal Area = 88.4 sq m / 951 sq ft



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*Viewing* Strictly by appointment with the agent.

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

*EPC Rating* C—73 (full report available from the agent).

*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.

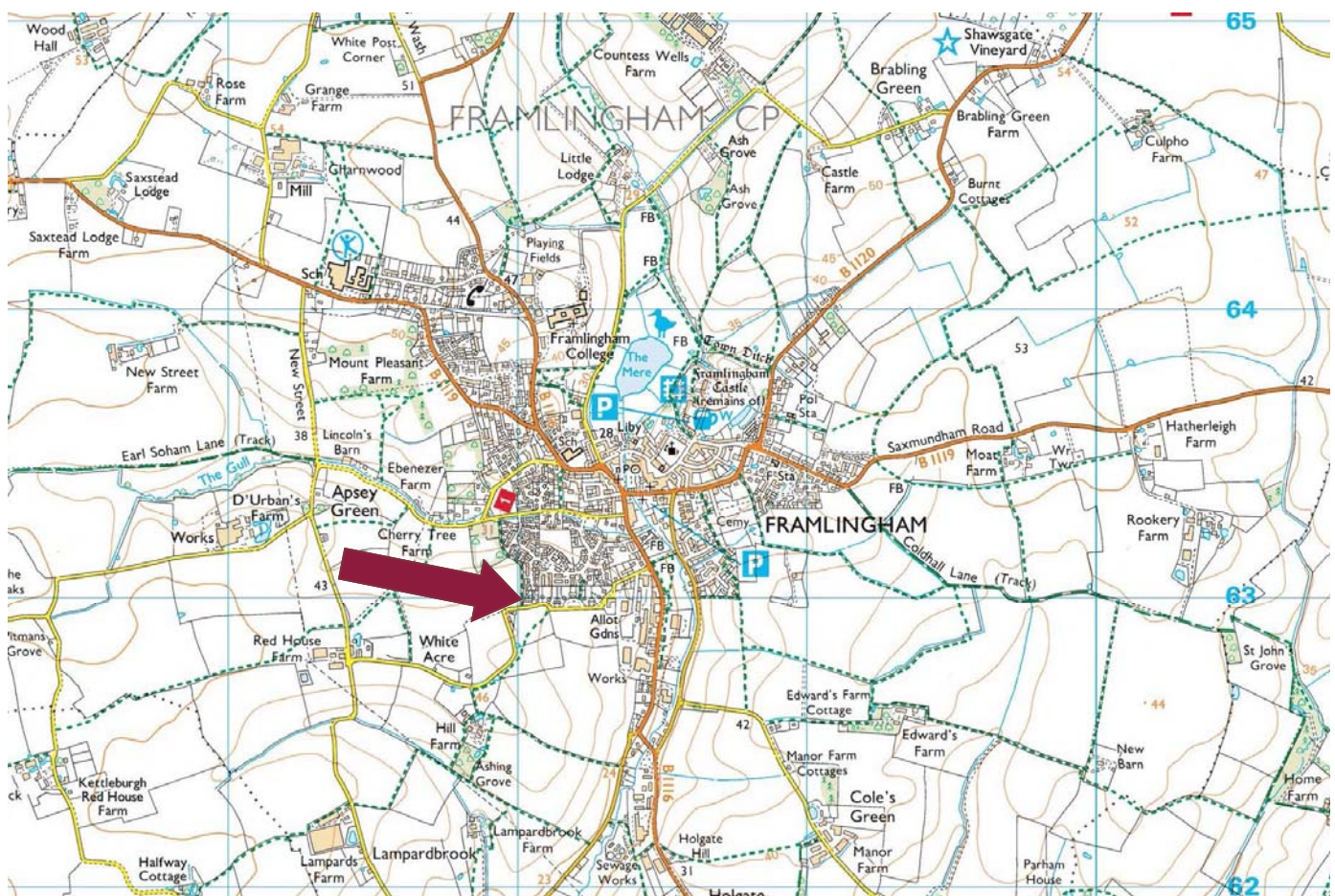
## NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Prospective purchasers should note that the property is subject to some standard restrictive covenants including the requirement to maintain in good repair and condition any section of the private accessway, which is included in the property, not to remove any trees or shrubs, to maintain the landscaped areas and not to park a caravan or other vehicle in excess of 30 cwt or boat on the driveway. A copy of the Transfer containing the various covenants is available on request.
4. Please note that planning permission has been granted on land adjacent to Victoria Mill Road, under reference DC/22/2831/OUT, for the erection of 35 dwellings.

## Directions

From the agent's office in Well Close Square, proceed in a southerly direction along Station Road, passing The Railway Inn on the left. Take the second turning on the right, adjacent to The Station Hotel, onto Victoria Mill Road. Proceed up the hill and for approximately half a mile where the property will be found on the right hand side.

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