

A well presented four bedroom, non-estate detached house, located along Brook Lane, close to all that Framlingham has to offer.

Guide Price
£550,000 Freehold
Ref: P7317/C

6 Brook Lane
Framlingham
Suffolk
IP13 9RN



Porch, hallway, cloakroom, study, kitchen, utility room, breakfast room, dining room and sitting room. Bedroom one with en-suite shower room. Three further bedrooms and family bathroom. Off-road parking. Integrated double garage and 65' x 55' rear garden.

No forward chain.

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Location

The property stands in its own plot on Brook Lane and enjoys views to the rear over its own garden and to the front over the lane onto a small meadow. The property is within walking distance of the thriving town centre which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 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 station, scheduled to take just over the hour.

Description

The house is believed to have been built in the late 1980's and is of block construction with part rendered elevations and part weather boarded elevations under a pantile roof. The property offers well laid out accommodation, particularly on the ground floor where there is a spacious sitting room, dining room, breakfast room, kitchen, utility room, study, cloakroom and porch. On the first floor are four bedrooms along with an en-suite shower room and a family bathroom. Adjoining the house is an integrated double garage and there is significant scope, subject to the normal consents, to extend the living accommodation into this/above this if desired. The property benefits from off road parking and has a good size rear garden.

The Accommodation

The House

Ground Floor

UPVC front door leads to the porch

Porch

South facing UPVC window with obscure glazing. Tiled flooring. Radiator. A Glazed door leads to the hallway.

Hallway

Oak flooring. Radiator. Stairs to the first floor landing. Doors lead to cloakroom, study, kitchen and sitting room.

Cloakroom

WC. Hand wash basin, radiator. Tiled walls and flooring. South facing UPVC window with obscured glazing.

Study 7'6 x 6' (2.29m x 1.83m)

East Facing UPVC window. Oak flooring. Radiator.

Kitchen 10'8 x 8'8 (3.25m x 2.64m)

High and low level wall units with integrated electric ovens and dishwasher. Worksurface with five ring gas hob and extractor fan above. One and a half bowl stainless steel Franke sink with drainer and mixer tap above. Tiled flooring. North facing UPVC window overlooking the rear garden.



A door leads to the utility room and a wide opening leads to the breakfast room.

Breakfast Room 9'4 x 9' (2.84m x 2.74m)

North facing. UPVC window. Radiator. Tiled flooring. Understairs shelved cupboard. Door to the dining room.



Utility Room 6' x 6' (1.83m x 1.83m)

High & low level wall units. Plumbing for washing machine and tumble dryer. Worksurface with stainless steel sink and mixer tap above. Tiled flooring. North facing UPVC window. West facing glazed door to the rear patio. Wall mounted gas fired boiler. Door to the double garage.

Dining Room 11'8 x 9'7 (3.56m x 2.92m)

Oak flooring. Steps down to the sitting room. UPVC glazed north facing doors to the rear patio and garden.



Sitting Room 19'7 x 13'7 (5.97m x 4.14m)

A spacious room with south facing uPVC windows to the front of the property. Fireplace with woodburning stove on a slate hearth. Oak flooring. Radiator. Door to the hallway.



Stairs to the ground floor hallway lead to the first floor landing.

Landing

Hatch to the roof-space. Radiator and built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead off to the four bedrooms and bathroom.

Bedroom One 13'8 x 8'5 (4.17m x 2.57m)

A double bedroom with south facing UPVC window to the front of the property. Radiator. Wall to wall built-in wardrobes with mirror fronted sliding doors. Recessed spotlight. Radiator. Door to the en-suite shower room.



En-Suite Shower Room

Comprising shower, WC and hand wash basin with cupboards below. Granite shelf. Chrome towel radiator. Recessed spotlighting. East facing UPVC window with obscured glazing.

Bedroom Two 8'6 x 8' (2.59m x 2.44m)

Engineered oak flooring. South facing uPVC window to the front of the property. Radiator. Built-in wardrobe with hanging rail and shelves above.



Bathroom

Comprising bath with shower above and glazed screen. WC and hand wash basin with cupboard below. Radiator. West facing UPVC window with obscured glazing.

Bedroom Three 9' x 8'5 (2.74m x 2.57m)

North facing uPVC window with views over the rear garden and the rooftops of Framlingham towards St Michaels Church. Engineered oak flooring. Radiator.

Bedroom Four 16'4 x 9' (4.98m x 2.74m)

A double bedroom with north facing UPVC window, again with views over the rear garden. Radiator.



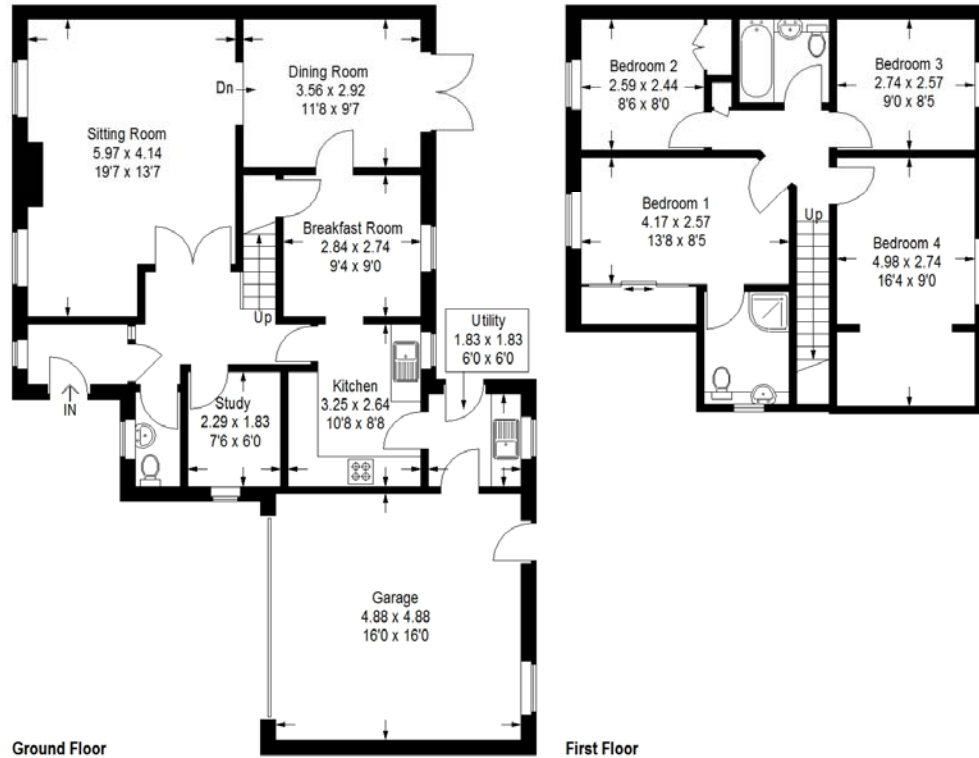
Outside

The property is approached off Brook Lane by a tarmac drive providing off road parking for three or four vehicles. This leads to the integrated double garage which has a remote controlled roller shutter to the front. The garage measures approximately 16' x 16' and there is a glazed UPVC north facing door and window to the rear garden, as well as a door into the utility room. The rear garden can be accessed via either side of the house and there is a brick paved patio abutting the dining room. Beyond this are raised beds and steps leading up to an area of lawn, which is enclosed by hedging and fencing. There is a feature pond with a further patio area enjoying the sun to the south and west. In addition, there is a mature magnolia tree. The rear garden measures approximately 65' x 55' with the grounds extending in total to approximately 0.17 acres.



6 Brook Lane, Framlingham

Approximate Gross Internal Area (Including Garage)
155.3 sq m / 1672 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Mains gas with gas fired central heating. PV panels (3.75kw) providing cheaper electricity bills.

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 = B (copy available from the agents upon request)

Council Tax Band E ; £2623.45 payable per annum 2024/2025

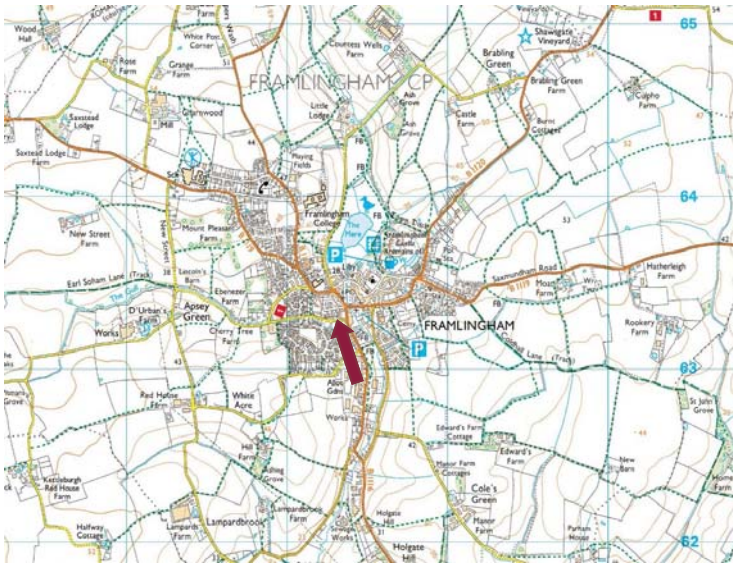
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

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.

April 2024



Directions

From the Agent's office in Well Close Square, proceed on to Station Road and opposite the Railway Inn, turn left onto Brook lane. Number 6 will be found a short way along on the right hand side.

For those using the What3Words app:
 ///onlookers.obliging.shortcuts.



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