

*A recently refurbished, 1930s,
three bedroom detached bungalow
located just a short walk from the
amenities of Framlingham.*

Guide Price
£400,000 Freehold
Ref: P7476/B

13 Saxmundham Road
Framlingham
Woodbridge
IP13 9BU



Entrance hall, sitting room, kitchen/breakfast room, three bedrooms and bathroom.

Enclosed gardens to front and rear.

Timber garage and driveway providing off-road parking.

Contact Us



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Location

Framlingham offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle and is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 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

13 Saxmundham Road is an individual 1930s three bedroom detached bungalow located just a short walk from the amenities of the market town of Framlingham. The property has undergone a schedule of internal and external renovation and refurbishment by the current vendors and is nearing completion. The bungalow has well laid out accommodation with a newly fitted kitchen/breakfast room and bathroom. The property has been redecorated throughout and benefits from double glazing, gas central heating and floor coverings throughout.

The front entrance door opens into a large entrance hall with laminate style flooring and doors off to the sitting room. The sitting room is a lovely dual aspect room with bay window to front and further window to side with laminate style flooring and original tiled open grated fireplace and hearth. The kitchen/breakfast room has a window to the rear and a door leading to the garden. The kitchen area is fitted with a range of wall, base and display units with worktop over incorporating a one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks. There is a dual Rangemaster cooker and space and plumbing for washing machine, dishwasher and further appliances. The kitchen also benefits from a central island unit with additional storage, a wall-mounted newly-fitted Vaillant gas-fired boiler, ceramic tiled floors and recess lighting. A door opens to the bathroom which has obscure glazed windows to the side and rear. There is a built-in glazed shower cubicle with mains fed shower over, a free-standing roll top bath with taps over, a wash basin with mixer tap over and cupboards under incorporating a hidden cistern WC. The bathroom benefits from ceramic tiled floors and walls, and has an extractor fan, chrome heated towel radiator and recess lighting.

The bedroom accommodation is accessed from the entrance hall. Bedroom one is a large double bedroom with a bay window to front, built-in shelving, and a further built-in cupboard with slatted shelving. Bedroom two is a further double bedroom with window to rear and a built-in double wardrobe with hanging rail and shelf above. Bedroom three is another good size bedroom with window to the rear.

Outside

The property is approached from the front via a driveway which provides off-road parking for two to four vehicles and leads to the timber garage.

There is a pathway that circumnavigates the property. From the path, there are steps up to the front door which has a covered porch with outside light. The front garden is mainly laid to lawn and is enclosed by hedging.

The pathway continues around the property to the side and gives access to the rear garden. This is mainly laid to lawn and enclosed by chain link fencing and hedging and has a gated access on to Pageant Fields behind. There are also two timber sheds.



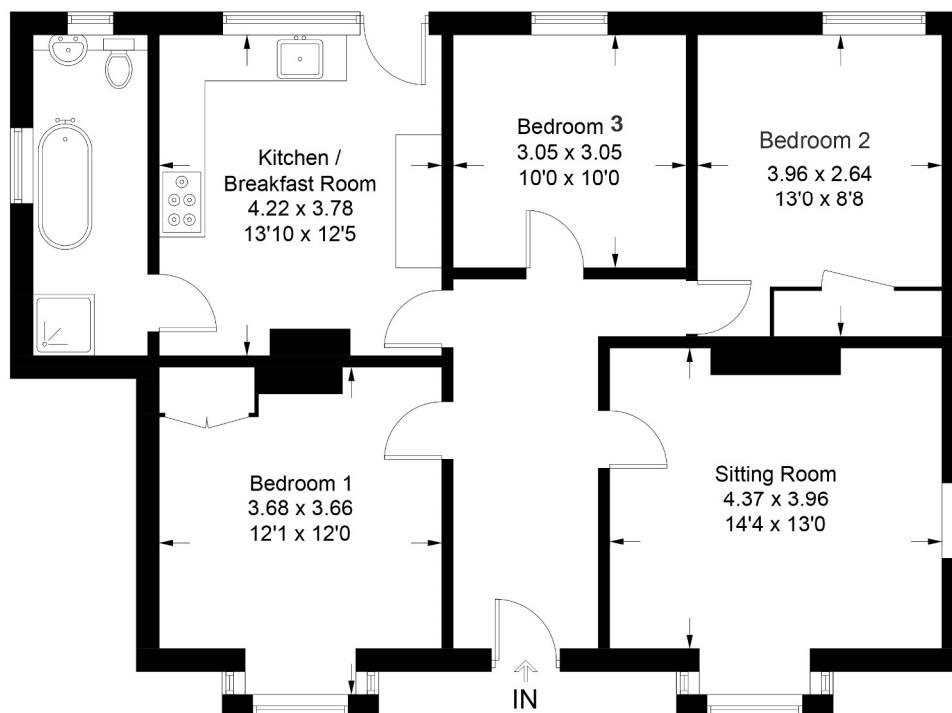






13 Saxmundham Road, Framlingham

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage.

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 (Copy available from the agents upon request)

Council Tax Band C; £1907.96, 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.

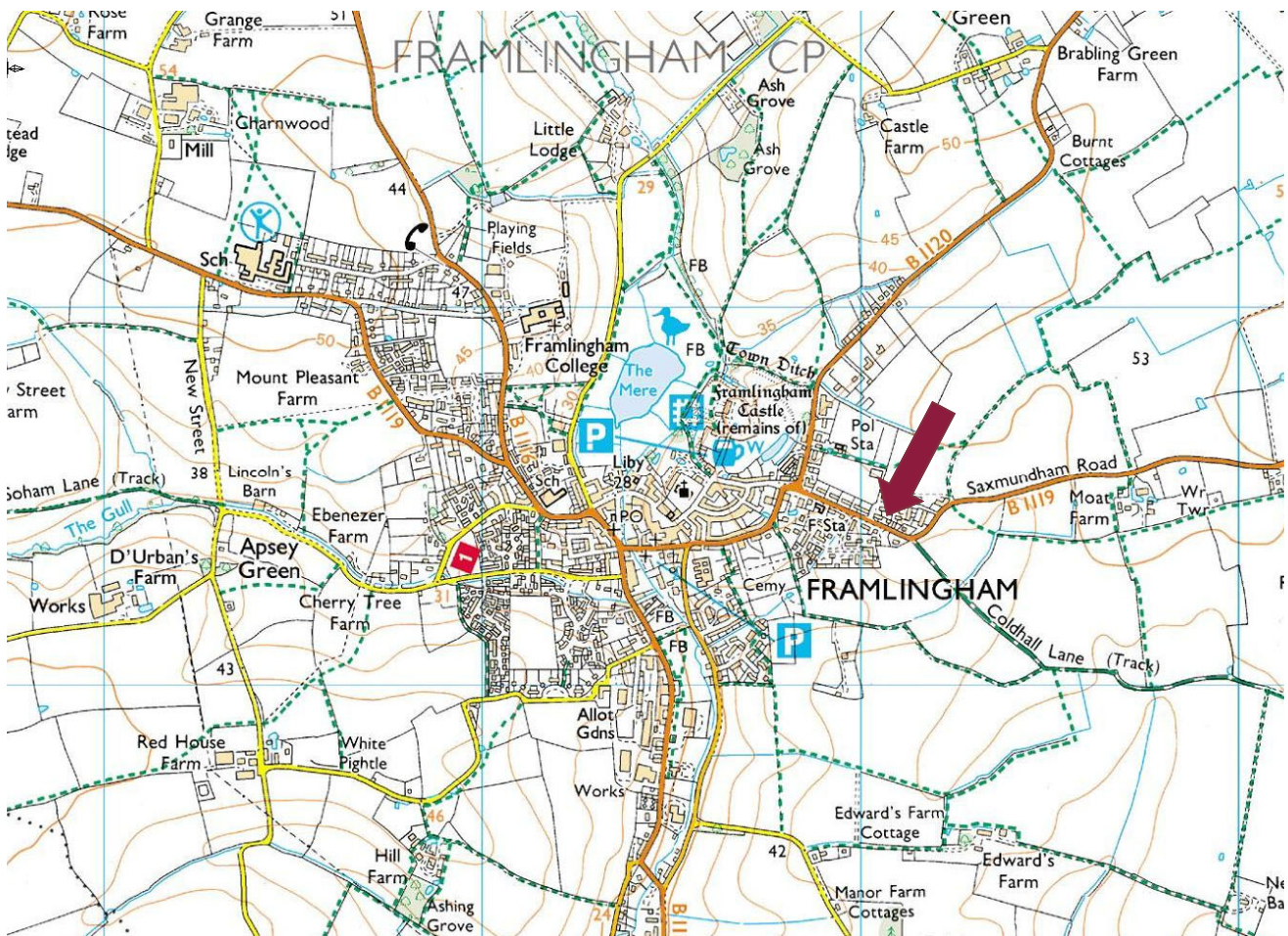
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

October 2024

Directions

Leaving the agents office, turn left into Station Road and take the first turning on your left into Fore Street. Continue up the street bearing right at the top, past Haynings Garage on the right hand side and entering Saxmundham Road. The property can be found a short way down on the left hand side identified by a Clarke and Simpson for Sale board.

What3Words location: ///diet.excusing.nibbles



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