

A four-bedroom detached house requiring general modernisation, situated on the popular Mowbrays development, within walking distance of the centre of the town of Framlingham.

Guide Price
£420,000 Freehold
Ref: P6944/C

1 The Mowbrays
Framlingham
Woodbridge
Suffolk
IP13 9DL



Hallway, cloakroom, sitting room, dining room, kitchen/breakfast room and large study.

Principal bedroom with en-suite bathroom.

Three further bedrooms and a family bathroom.

Attached single garage.

Off-road parking.

Rear garden.

Contact Us



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Location

The property is located on the Mowbrays development adjacent to the Saxmundham Road. This is within walking distance of the centre of the popular market town of Framlingham that 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, Barclays Bank and a Co-operative supermarket. Away from 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. In recent years, Framlingham was 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. In 2017, Framlingham was included within the top four places in the country to live by the Sunday Times.

Framlingham 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 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 the hour.

Description

1 The Mowbrays is a four-bedroom detached house dating from the 1980s of brick and block construction with part rendered elevations under a tiled roof. The accommodation has been extended and provides spacious family living, with one of the attached garages having been converted into a study/play/hobby room. On the first floor are four bedrooms, the principal of which has an en-suite bathroom. In addition is a family bathroom. There is off road parking and a rear garden. The property has timber double glazed windows and a gas-fired central heating system.

The Accommodation

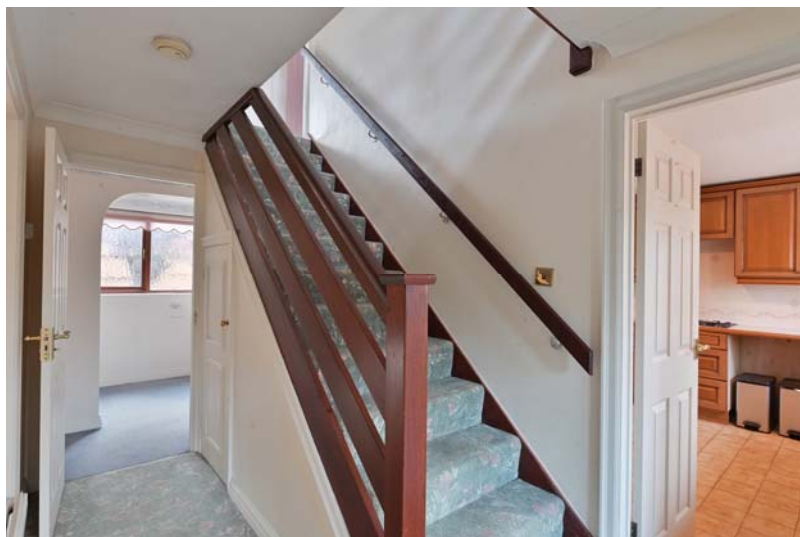
The House

Ground Floor

A partially glazed front door with window to one side provides access to the

Hallway

Cloak cupboard with glass fronted sliding doors. Radiator. Stairs to the first floor landing with understairs cupboard. Doors lead off to the kitchen, cloak room, sitting room and



Dining Room 12' x 11'5 (3.66m x 3.48m)

Radiator. North and west facing windows. A large archway leads to the

Sitting Room 19' x 12' (5.79m x 3.66m)

Stone effect fireplace. Radiator. North facing window and east facing sliding doors leading to the rear garden.



Cloakroom

WC and hand wash basin with cupboards below and above. Radiator. East facing window with obscured glazing. Recessed spotlighting.

Kitchen/Breakfast Room 20'11 x 10'3 (6.38m x 3.12m)

A dual aspect room with west facing window to the front and east facing sliding doors leading to the rear garden. The kitchen area is fitted with a range of high and low level wall units with space and plumbing for a washing machine. Integrated fridge and freezer. Double electric oven. Work surface with one and a half bowl stainless steel sink with drainer and mixer taps above and drinking water tap. Tiled flooring. Radiator. Spotlighting. A door opens to the





Study 16'8 x 8' (5.08m x 2.44m)

This room was formally part of the double garage and was converted to a study, hobby room or playroom. Radiator. Wall light points. East and west facing windows.

From the hallway, stairs lead up to the

First Floor

Landing

East and west facing window. Hatch to roof space. Radiator. Built-in airing cupboard with hot water cylinder and slatted shelving. Doors leads off to the four bedrooms and bathroom.

Bedroom One 13' x 11' (3.96m x 3.35m)

East facing window. Radiator. A door opens to an



En-Suite Bathroom

Comprising bath, WC and dual hand wash basin with cupboard below. Tiled walls. Radiator.

Bedroom Two 13'4 x 11'7 (4.06m x 3.53)

A double bedroom with east facing window overlooking the rear garden. Radiator. Fitted wardrobe with mirror fronted sliding doors.



Bedroom Three 13' x 9'2 (3.96m x 2.79m)

A double bedroom with north and west facing window. Radiator.



Bedroom Four 11'3 x 7'4 (3.43m x 2.24m)

A single bedroom with west facing window to the front of the property. Radiator.

Bathroom

Comprising bath, WC, shower and hand wash basin with cupboard below. Radiator. Tiled walls. North facing window with obscured glazing.



The Outside

To the front of the property there is a front garden and brick paved parking area for two vehicles. This leads to the attached single garage, with up and over door to the front which measures 16'9 x 8'2. There is a personnel door to the rear garden. The rear garden is enclosed by fencing and contains a number of shrubs and trees as well as a patio immediately abutting the sitting room. It measures approximately 30' x 45' with the grounds in total extending to almost 0.1 acres.

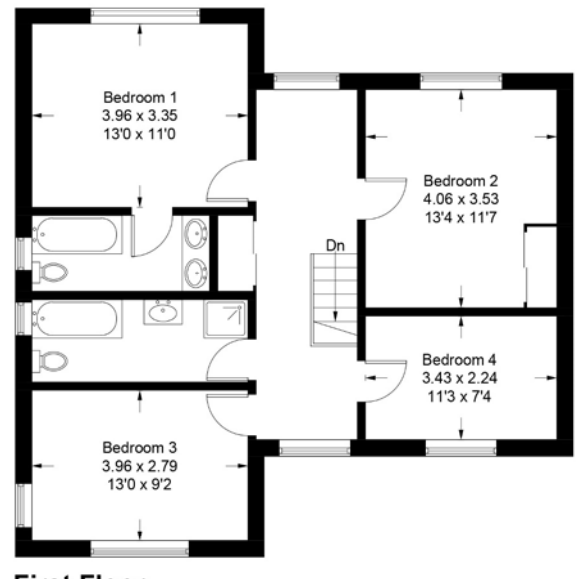
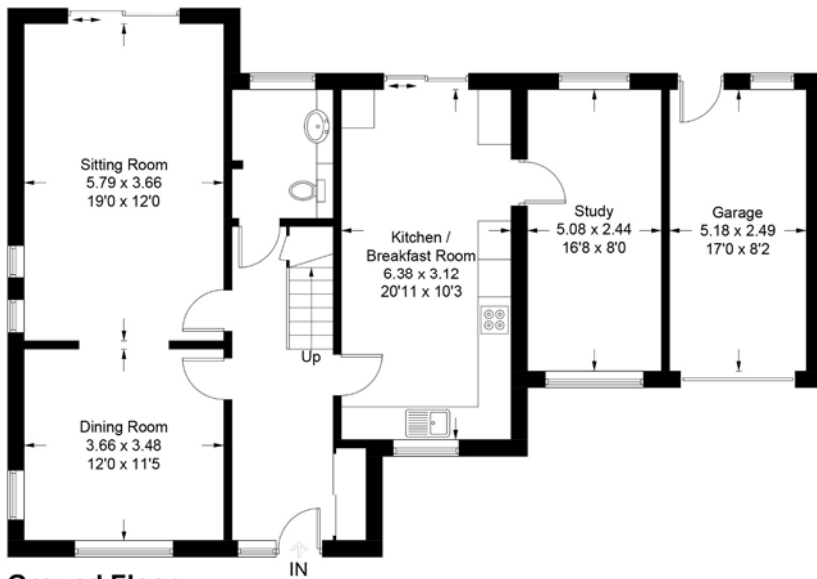


1 The Mowbrays, Framlingham

Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 174.2 sq m / 1875 sq ft



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Viewing Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

Services Mains water, electricity and drainage connected. Gas-fired central heating.

Council Tax Band E; £2,405.49 payable per annum 2022/2023.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

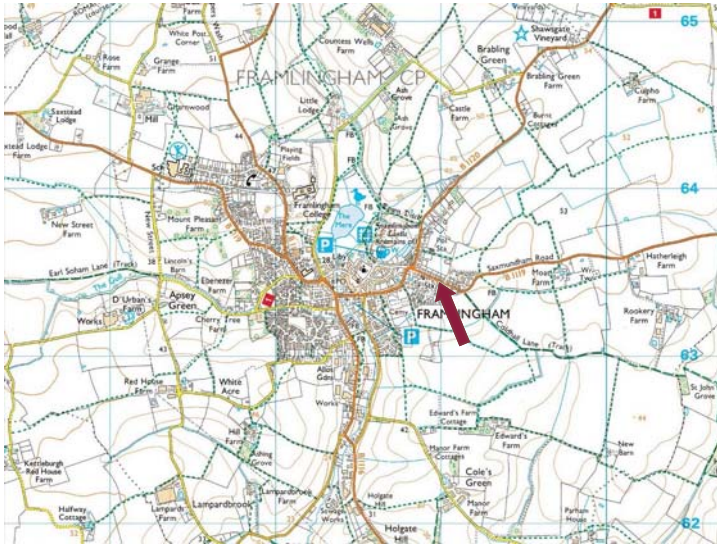
EPC Rating D (full report available from the agents upon request)

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, 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 2022



Directions

Head out of Framlingham along Saxmundham Road, passing the Gulf petrol station on the right hand side. The turning for The Mowbrays can be found on the right hand side where number 1 is the first house on the left.

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