



VICTORIA MILL ROAD, FRAMLINGHAM, SUFFOLK

**An unexpected gem of a property, which is a complete surprise from walking through the door, in the heart of Framlingham ** THREE BEDROOMS **
SNUG/BEDROOM 4** STUNNING KITCHEN/FAMILY/DINING ROOM ** LARGE GARDEN WITH HOME OFFICE ** GARAGE AND OFF ROAD PARKING ****

LOCATION The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



GUIDE PRICE: £425,000

- *Entrance Hall**
- *Sitting Room**
- *Kitchen/Family/Dining Room**
- *Snug**
- *Utility and Downstairs
Cloakroom**
- *Main Bedroom**
- *Two further Double
Bedrooms**
- *Family Bathroom**
- *Large Garden with Home
Office**
- *Garage and Off Road Parking
for several vehicles**

VICTORIA MILL ROAD - INTERIOR Through the Entrance Door you are welcomed into a light hallway with dever understairs storage. To the left is the Sitting Room which is dual aspect and you could reopen the fireplace should you so wish. To the right is the Snug/Bedroom 4 which is dual aspect and has a recess with shelving. You can gain access to the Kitchen/Family/Dining from both the Snug and Entrance Hall. The Kitchen area has a range cooker, which is included in the sale, with an extractor over, space for a fridge/freezer and a range of white wall and base units with solid wood worktops, integrated dishwasher, herb drawer, wine rack, inset sink with mixer taps over. The Kitchen and Bathroom both have built in speakers in the ceilings. There is underfloor heating throughout this area and through into the Utility Room. The Dining Area has plenty of space for entertaining and the Family Area has plenty of space for seating and relaxation. There are double doors and a window to each side leading out to the rear garden. There is a very deep understairs cupboard perfect for more storage. To the left of this lovely room leads into a large Utility Room which has a range of wall and base units with a stainless-steel sink and mixer tap over with window above. There is space for a washing machine, tumble dryer and further appliance. Off the Utility Room is a cloakroom with wc and wash hand basin. From the Utility Room you have access directly to the single garage with light and power and there is a further door giving side access to the garage and the rear garden. The Entrance Hall has stairs rising to the first floor and to the right is the Family Bathroom which comprises a white suite with bath with mixer tap in the middle, separate large shower cubicle with an overhead shower and hand held shower, contemporary sink, wc and heated towel rail. The Main Bedroom has double windows to the front with field views. There are two further double bedrooms one with a window overlooking the front and the other overlooking the garden. This completes this versatile accommodation which would suit a variety of purchasers.



VICTORIA MILL ROAD - EXTERIOR To the front of the property has parking for several vehicles and there is a single garage with up and over door with light and power. To the rear of the property there is a large rear garden with a patio area perfect for outside dining and the up to steps surrounded by sleepers with flower beds up to a large lawn and to the right is a deep flower bed and beyond that is a new seating area in front of the Home Office which is fully insulated with light and power and electric heating and there is some fixed shelving to one wall. To the left of the Home Office is pretty pergola. There is outside lighting and electricity. There is access to the front of the property, through the garage, but the garden is completely safe being both child and dog friendly. There is a further gate, which the vendor keeps locked, which has further access out to the front of the property and is shared by two other properties.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: B

EPC: TBC

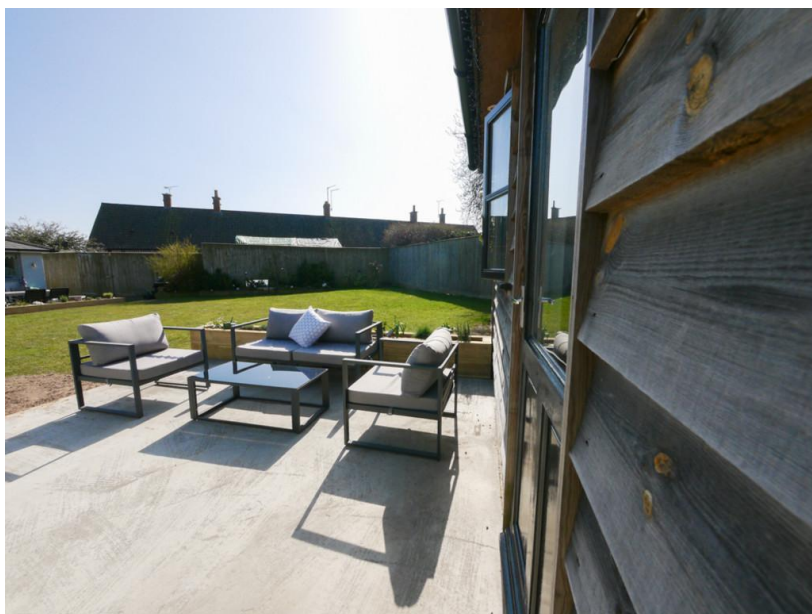
Postcode: IP13 9EG

SERVICES Gas central heating, mains water, drains and electricity.

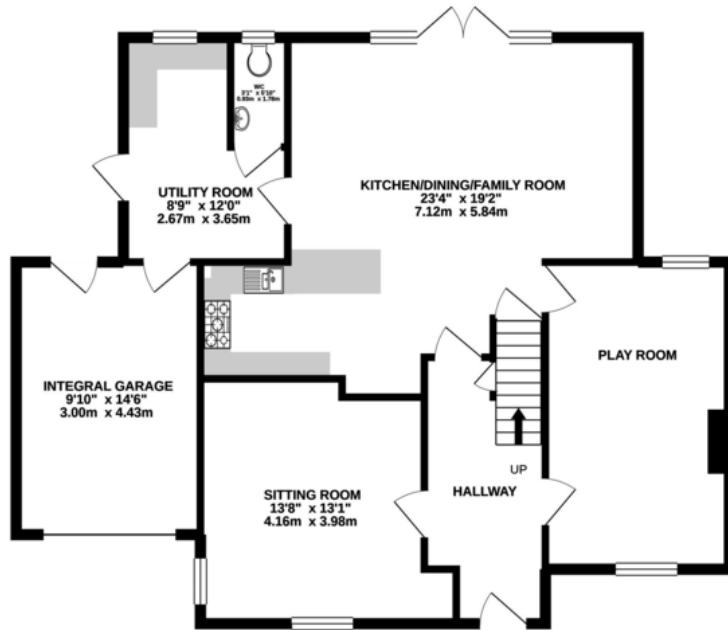
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

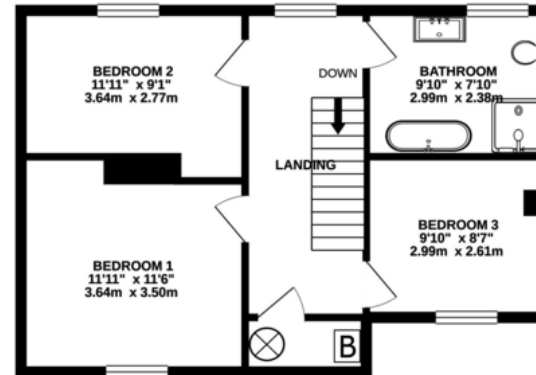




GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Home Office – Interior

