



Wolsey Cottage, Framlingham, Suffolk



Wolsey Cottage is a larger than average mid terraced property on the small, popular Haynings Development which is within easy walking distance of Framlingham Market Square **NO ONWARD CHAIN**** ****GARDEN**** ****CARPORT FOR TWO VEHICLES******

LOCATION The property is within walking distance of the Market Hill in Framlingham, which is well known for its twelfth century castle and church. The Market Hill 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: £400,000

- **Entrance Hall**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Conservatory**
- **Cloakroom**
- **Main Bedroom with En Suite**
- **Two Further Double Bedrooms**
- **Family Bathroom**
- **Garden & Double Car Port**



WOLSEY COTTAGE - INTERIOR Wolsey Cottage has had an extensive renovation project and you are welcomed into the Entrance Hall with ceramic flooring. There is a downstairs cloakroom with panelling half height to the walls, wash hand basin and wc. To the right of the Entrance Hall is the Sitting Room which has a new wood burner inset on a slate hearth with a wooden shelf above. There is a deep bay window with plantation shutters to the front and to the rear are windows either side of a door leading out to the Conservatory. The Conservatory has windows to three sides, double doors leading out to the rear garden and grey laminate flooring which is followed through into the newly renovated Kitchen/Dining Room. Having a door from the Conservatory into the Kitchen/Dining Room makes for a really good flow around the ground floor. There is a deep understairs storage cupboard perfect for coats, shoes, ironing board etc. There is a full range of French grey wall and base units with an integrated dishwasher, fridge/freezer, built in electric oven and hob with extractor above. A ceramic sink has mixer taps above and a window overlooking the rear garden, plenty of space for a dining table and chairs. A door leads back into the Entrance Hall and the stairs rise up to the first floor with a window overlooking the rear and a lovely view of St Michaels Church. The Main Bedroom has a window overlooking the front and has a double set of built in wardrobes. There is an En Suite Shower Room comprising new suite of Shower Cubicle with gravity fed shower, vanity unit with inset sink and wc with opaque window above, heated towel rail and there is half height panelling to all walls. A useful shelved cupboard is an extra storage bonus. There are two further double bedrooms both with a built-in double wardrobe. The Family Bathroom has had a complete make over and comprises a bath with large shower head over plus a handheld shower and mixer taps. There is a vanity unit with inset wash hand basin, wc and heated towel rail and an opaque window to the right. This completes this light and airy accommodation which would suit a variety of purchasers.

WOLSEY COTTAGE - EXTERIOR To the front of the property there are pretty railings with a gate and a path leading to the front door. Either side of the path are beds with planting. To the side of the property there is a walkway leading down to the back where the two-bay car port is and the garden has a garden gate giving access from both front and rear. The garden has a patio area with a shed (included) and artificial grass for ease of maintenance with a flower bed bordering the rear fence.

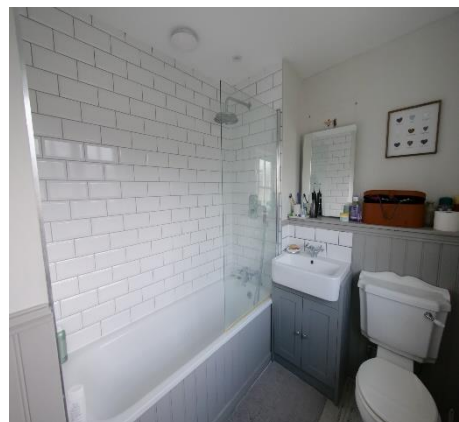
TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk **Tax Band:** D **EPC:** D **Postcode:** IP13 9JU

SERVICES Gas Fired central heating, mains drains, water and electricity, Wood Burner in the Sitting Room.

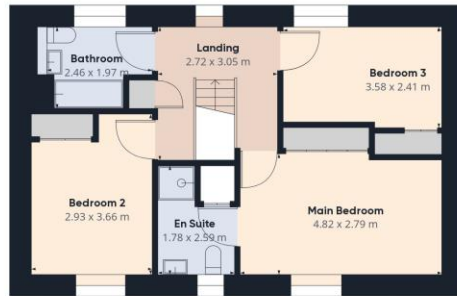
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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





Ground Floor



Floor 1



Approximate total area[®]
105.4 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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