



Pryke Court, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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huntingfieldestates.co.uk



**A FIVE BEDROOM DETACHED PROPERTY** on the Persimmon Grange development with a south west facing garden **DOUBLE 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.

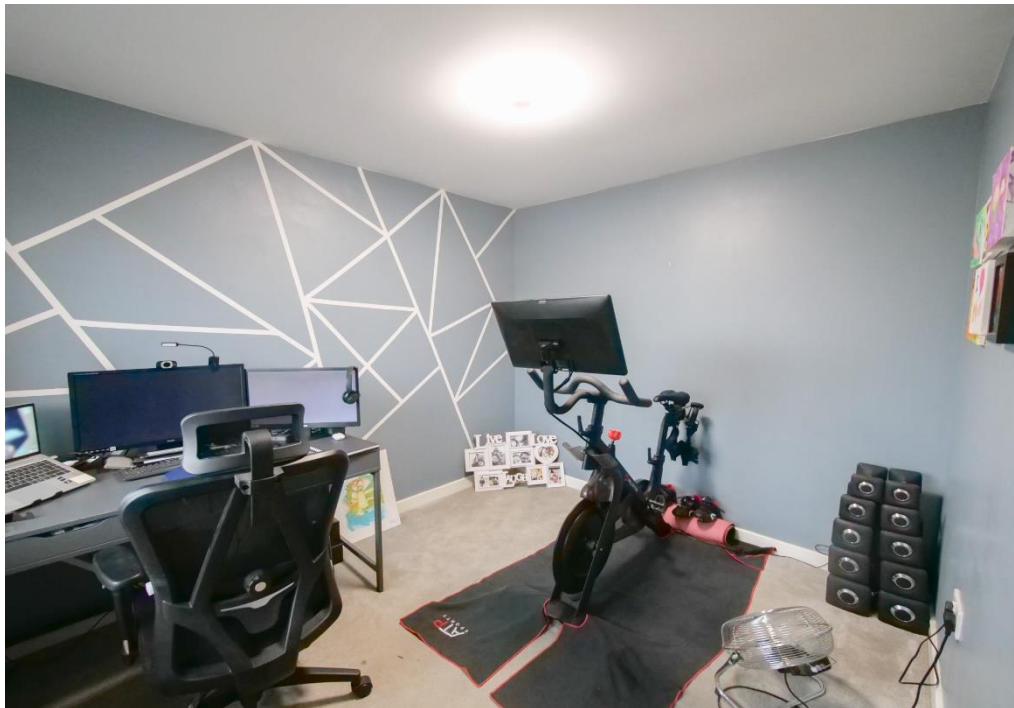
**GUIDE PRICE: £550,000**

- Kitchen/Dining/Family Room
- Sitting Room
- Utility Room
- Study
- Entrance Hall & Cloakroom
- Main bedroom and En Suite
- Four Further Bedrooms
- Double Garage & Parking
- Southwest Facing Garden



**PRYKE ROAD - INTERIOR** An Entrance Door welcomes you into the Entrance Hall which has space for coats and shoes with Amtico flooring running through to Kitchen and has a cloakroom with wc and wall mounted wash hand basin. The Sitting Room is off to the right and has a window to the front and the Study is off to the left and has a window overlooking the front. Across the back of the property is a large Kitchen/Dining/Family Space with double doors out to the rear garden and two further windows. There is plenty of space for seating and dining and the Kitchen area has mushroom coloured wall and base units with stainless steel one and half bowl sink unit and drainer with mixer taps, space for fridge/freezer, integrated dishwasher, electric oven, gas hob with extractor over. Off the Kitchen is the Utility Room which has space for a washing machine, and two further appliances with shelving above and a door leading out to the rear garden. Upstairs there is a generous landing with a shelved airing cupboard. The main bedroom has a recess with built in wardrobes and a window to the front and a door leads into an En Suite Shower Room with shower cubicle with mains fed shower, wc and wash hand basin, heated towel rail and there is an opaque window to the front. There are three further double bedrooms (one currently used as a sitting/gaming room) with a window to the front and two with windows overlooking the garden which both have fitted wardrobes and drawers, there is a further single bedroom again with a fitted wardrobe and drawers with a window overlooking the rear garden. The Family Bathroom has a bath with shower over and shower screen to the side, wash hand basin with opaque window over and wc. This completes the accommodation of this generous property which would suit a variety of purchasers.

**PRYKE ROAD - EXTERIOR** To the front of the property is estate fencing to the front and to the left of the property is a double garage with light and power and parking in front for several vehicles. There is a side gate leading into the rear garden which is Southwest facing and has a large lawned area, seating area and outdoor kitchen area.



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

**LOCAL AUTHORITY** East Suffolk

Tax Band: E

EPC: B

Postcode: IP13 9HQ

**SERVICES** Gas central heating, mains drains, water and electricity, double glazed throughout,  
There is a service charge of approximately £200 per annum for the upkeep of the development.

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

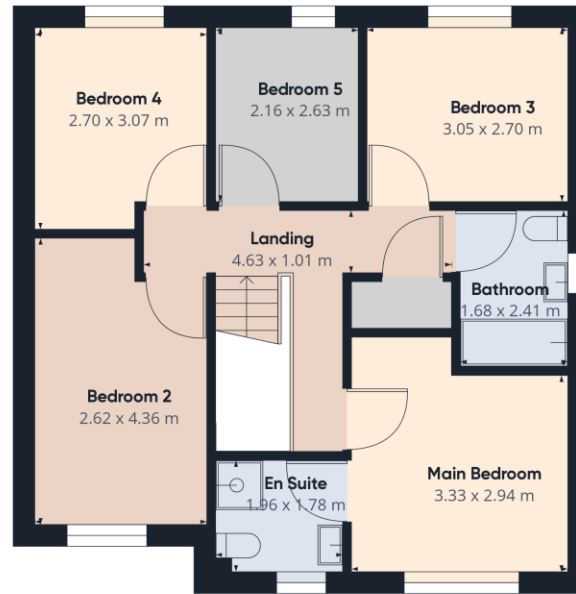
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification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







Ground Floor



Floor 1



Approximate total area<sup>†</sup>  
123.59 m<sup>2</sup>

(†) 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.

**Huntingfield Estates**

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