



The Hyde, Parham, Suffolk



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FRAMLINGHAM

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**A deceptively spacious TWO DOUBLE BEDROOM DETACHED BUNGALOW in the heart of the village of Parham \*\*FIFTH OF AN ACRE PLOT (STS)\*\*GARAGE\*\*OFF ROAD PARKING**

**LOCATION** - The picturesque village of Parham is situated between Framlingham and Wickham Market with Woodbridge approx.8 miles away. This is a charming village with a strong community vibe and a thriving village hall, which has weekly events and activities. 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: £350,000**

- **Entrance Lobby**
- **Sitting Room**
- **Breakfast Room**
- **Kitchen**
- **Two Double Bedrooms**
- **Wet Room**
- **Garage**
- **Garden of approx. 0.2 acre (sts)**
- **NO ONWARD CHAIN**



**THE HYDE – INTERIOR** A double glazed porch with space for shoes and boots welcomes you into The Hyde. A further Entrance Door leads into the light and airy Sitting Room which is dual aspect and has a lovely picture window overlooking the front garden. There is a tiled fireplace and hearth with an open working fireplace. A door leads into the Breakfast Room which has a window overlooking the rear garden and to the right of this is the dual aspect Kitchen which has been newly fitted and has white base units and wood effect laminate over. There is a small breakfast bar and a very useful shelved pantry. There is space for a washing machine and cooker with extractor above and for a fridge/freezer. A further door leads directly into the single garage which has light and power and a window to the rear and a personal door out to the rear garden. Back off the Sitting Room is a spacious lobby perfect for coats and there is a large, deep, shelved cupboard. The Main Bedroom is to the right with a large window overlooking the rear garden which has a deep, partly shelved wardrobe cupboard to one corner. There is a further double bedroom which is bright being dual aspect to front and side. The generous Wet Room has been newly fitted and comprises a shower, heated towel rail, wc and wash hand basin and opaque window. This completes this lovely bright bungalow which would suit a variety of purchasers and has plenty of room to extend (if required and stpp).



**THE HYDE - EXTERIOR** The property sits on a plot of approx. 0.2 acre (sts). To the front of the property is a large garden mainly laid to lawn with plenty of established plants and shrubs and has distant views of St Marys Church and field views to the side. There is a single garage with double doors, light and power and parking for several vehicles. The rear garden is laid to lawn



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

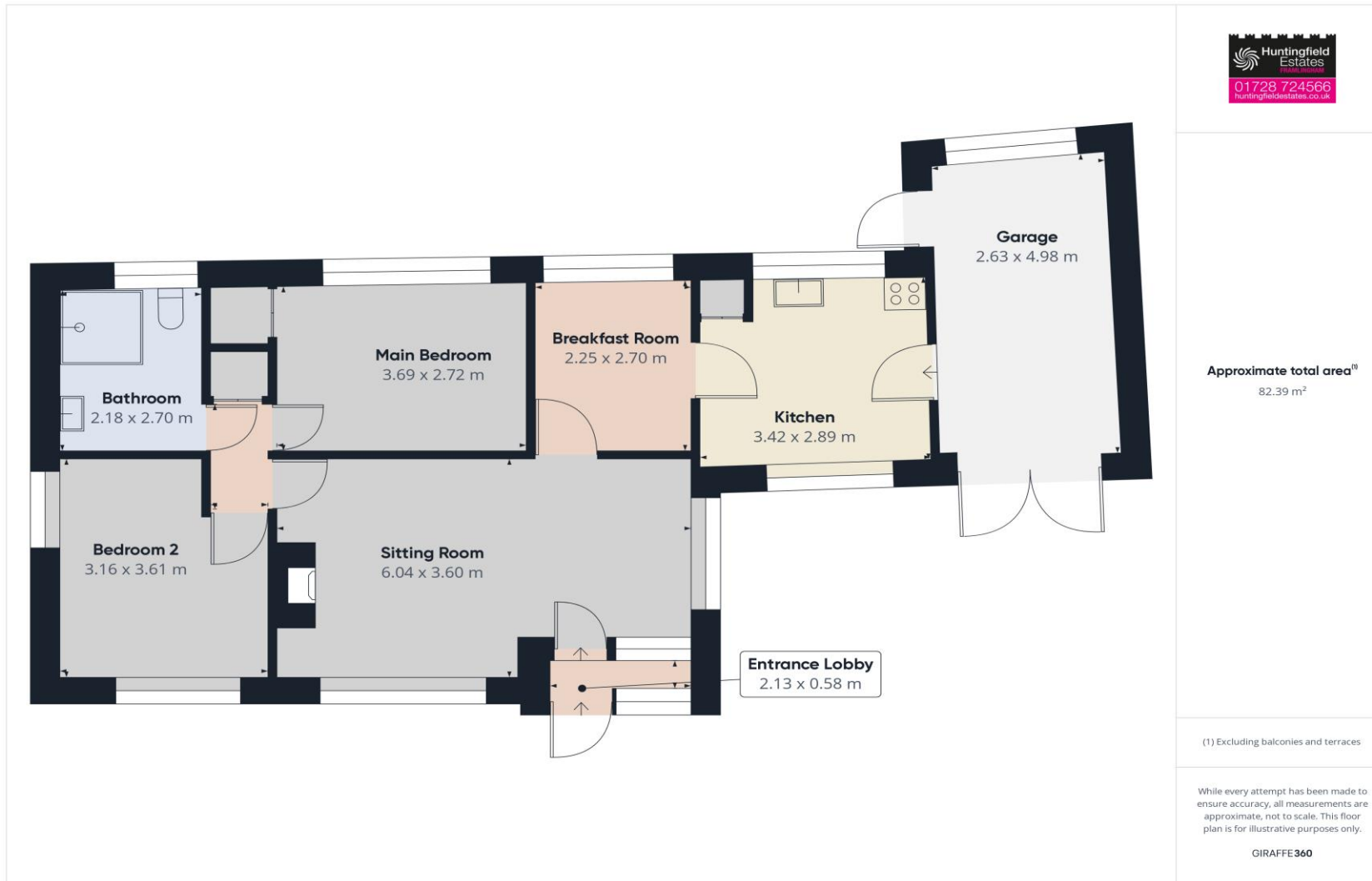
**SERVICES** Oil fired central heating, mains electricity (newly re-wired) and water, double glazing throughout

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

**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.





**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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