



Andrew Burtt's Close, Framlingham, Suffolk





A spacious THREE BEDROOM DETACHED BUNGALOW in a quiet cul-de-sac within easy walking distance of Framlingham. ** GARAGE AND PARKING FOR THREE CARS ** GARDEN **

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: £450,000

- Entrance Hall
- Sitting/Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Main Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garden
- Garage and Parking



ANDREW BURTTTS CLOSE - INTERIOR A spacious Entrance Hall welcomes you into the property. There is a cloaks cupboard for coats and shoes and a cloakroom with wc and wash hand basin with an opaque window. To the right of the Hall is the Kitchen/Breakfast Room which is light and airy being dual aspect and has an extensive range of maple wall and base units with laminate worktops over, composite sink and drainer with mixer taps and window overlooking the front. There is an integrated washing machine, dishwasher, fridge/freezer, built in double oven and gas hob. There is a back door leading out to the side passage giving access to both the front and rear garden. The Sitting/Dining Room is a great space for entertaining and has a multi fuel burner and hearth and a window overlooking the side and the rear garden. Double doors lead through to a Garden Room for use all year round with views all around the garden and double doors leading out to the patio area. A door, off the Entrance Hall, leads to an inner lobby with a window overlooking the front and shelved airing cupboard. The Main Bedroom has a window overlooking the garden and has built in wardrobes to one wall. There is an En Suite Shower Room with shower cubicle, wash hand basin in a vanity unit, wc with opaque window above and a heated towel rail. Bedroom 2 is a further double and has a window overlooking the rear garden. There is deep, built in wardrobes to one wall. Bedroom 3 is a small double, currently used as a study, and has a window overlooking the front. The Family Bathroom has a white suite comprising bath with shower over and shower curtain to side, wash hand basin in a vanity unit, wc with opaque window over and heated towel rail. This completes the accommodation of this lovely, tucked away bungalow, in the heart of Framlingham.

ANDREW BURTTTS CLOSE - EXTERIOR The property has a garage and parking to the front and there is a further area of shingle to allow a further space for two further vehicles. There is a gate to the side leading round to the rear garden. There is a new shed included in the sale. There is a lawned area with flower beds stocked with plenty of shrubs and plants. A deep patio area which can be accessed from the garden room and is perfect for outside dining. Further round there is a side passage leading up the side of the property and there is access to the Kitchen and a further gate leading out to the front.



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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: D

Postcode: IP13 9TD

SERVICES Mains drainage, water and electricity. Gas fired combi boiler, newly fitted.

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.







Approximate total area⁽¹⁾
113.50 m²

(1) 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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