



Tanyard Court, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A deceptively SPACIOUS THREE DOUBLE BEDROOM Semi Detached house with a lovely garden and off-road parking for three vehicles.**

**LOCATION** Tanyard Court is in Bridge Street, Framlingham in a small close of just seven properties accessed through a private drive yet in the heart of the town. 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: £475,000**

- **Spacious Entrance Hall**
- **Sitting/Dining Room**
- **Kitchen/Breakfast Room**
- **Utility and Cloakroom**
- **Study**
- **Main Bedroom with En Suite Shower Room**
- **Two Further Double Bedrooms**
- **Family Bathroom**
- **Garden**
- **Off Road Parking**



**TANYARD COURT - INTERIOR** The Entrance Hall is spacious and welcoming with a large understairs cupboard to the right and to the left is a Study with a window overlooking the front. A Utility Room is also to the left with space for a washing machine and tumble dryer with laminate work top over and cupboards above, it has a wc and wash hand basin. To the right is the capacious Sitting/Dining Room which is light and airy being triple aspect and has double doors leading out to the rear garden. There is a gas fire in a marble surround and hearth with a wooden mantel over. The Kitchen/Breakfast Room has a window overlooking the rear garden and a part glazed door giving access to the patio and garden beyond. There is an extensive range of cream shaker style wall and base units with solid wood worktops over, stainless steel one and a half bowl sink unit and drainer, integrated dishwasher, fridge and freezer, electric oven, hob and extractor above, pull out larder cupboard, space for a breakfast table and chairs. Upstairs there is a spacious landing with a window to the front and a shelved airing cupboard. The generous Main Bedroom has a window overlooking the rear and a further window with glimpses of Framlingham College. There are floor to ceiling wardrobes to one wall and there is a door leading into an En Suite Shower Room providing a walk in Shower Cubicle, wc and wash hand basin. There are two further large DOUBLE bedrooms, both dual aspect, one having floor to ceiling wardrobes and the other having plenty of space for same. The Family Bathroom has a bath with shower over, opaque window to the front, wash hand basin, wc and a useful shelving unit. This completes this spacious accommodation in the HEART of FRAMLINGHAM.



**TANYARD COURT - EXTERIOR** There is a private drive giving access to a shared and well-maintained area for parking and the property has three parking spaces. To the side there is a gate leading down to the rear garden with a shed halfway down. A patio area is perfect for outside dining and there is a lawned area with well-kept borders full of shrubs, plants and trees. A further shed is included in the price. There is a management fee of approx £650 per annum to maintain the communal areas.



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

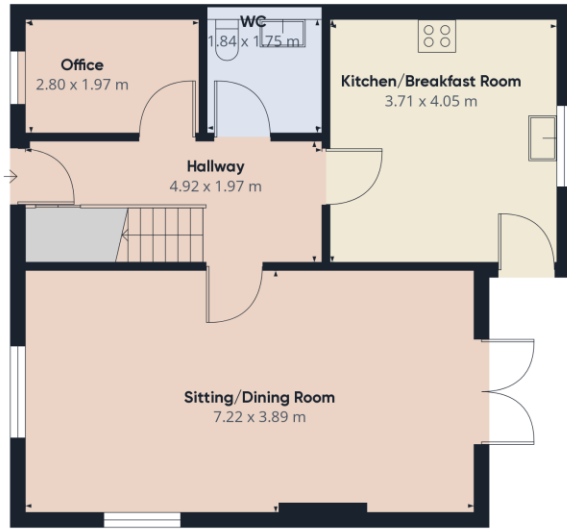
**SERVICES** Gas central heating, open fire in the Sitting Room currently blocked up, mains drains, water and electricity.

**LOCAL AUTHORITY** East Suffolk      Tax Band: E      EPC: C      Postcode: IP13 9GA

**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. Please note that our vendor will only move once they have secured a property.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
120.59 m<sup>2</sup>

(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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