



Campbell Close, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
huntingfieldestates.co.uk



**An IMMACULATELY PRESENTED three double bedroom property on the small popular development known as Barley Vale \*\*GARDEN WITH STUNNING STUDIO \*\*GARAGE AND PARKING FOR TWO CARS**

**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 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: £460,000**

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Main Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Landscaped Garden
- Double Glazed Studio
- Garage and Parking



**CAMPBELL CLOSE- INTERIOR** An Entrance Hall welcomes you into the property and ahead are the stairs rising to the first floor and a door to the downstairs cloakroom. To the right is the Sitting Room which has a window to the front and double doors leading out to the patio and garden beyond. To the left is the spacious Kitchen/Dining Room which is light and airy being dual aspect and having a door to the rear garden. The Kitchen and Utility area has a range of cream shaker style wall and base units with laminate worktops over, integrated dishwasher, fridge/freezer and washing machine, built in double oven, gas hob over and extractor above, one and a half bowl stainless steel sink unit with mixer taps above and there is further space in the utility area for a tumble dryer. There is a built in understairs storage cupboard. Upstairs on the landing there is a window and two built in corner cupboards, one housing the air pressurised water tank and the other is shelved giving great storage. The Main Bedroom has a window overlooking the front and there is an En Suite Shower Room comprising a shower cubicle, wash hand basin and wc with window to the front. There are two further double bedrooms, one of which is used as a hobby room and the other as a study. There is a Family Bathroom comprising bath with mixer shower over, wc and wash hand basin with an opaque window above. This property is immaculate and must be seen to be appreciated.



**CAMPBELL- EXTERIOR** At the rear of the property is off road parking for two vehicles and a larger than average garage with light, power and a personal door into the rear garden. There is a gate leading into the rear garden which has been professionally landscaped with Indian Sandstone paving slabs, two seating areas (one of which is within a lawned area) and the other perfect for outside dining and entertaining. There is a stunning Studio which is fully insulated, double glazed with windows to two sides and double doors which could be used as a home office, art studio, playroom etc.



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

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

**SERVICES** Gas fired central heating, mains drains, water and electricity, double glazed sash windows and doors throughout

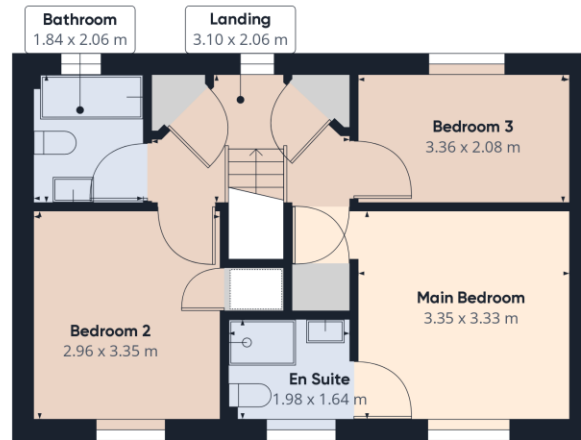
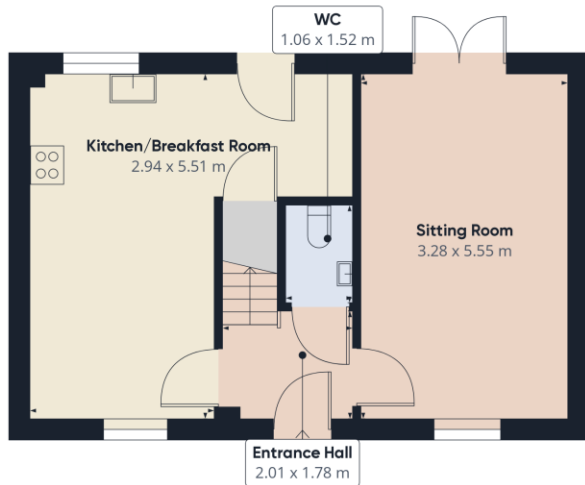
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.



**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<sup>(1)</sup>  
89.79 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.

GIRAFFE360

**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

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: [info@huntingfieldestates.co.uk](mailto:info@huntingfieldestates.co.uk)

T: 01728 724566

[www.huntingfieldestates.co.uk](http://www.huntingfieldestates.co.uk)

