



The Clock House, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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The Clock House, Verow Road, Framlingham

Castle Keep | Walking distance to Heart of Framlingham | Easy Access to A12

Guide Price £570,000

An immaculate FIVE BEDROOM detached property on the renowned Castle Keep development within easy walking distance of Framlingham Market Hill. ** DOUBLE GARAGE ** PARKING ** LARGE GARDEN **





LOCATION The property is within walking distance of the Market Square in Framlingham which 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.

VEROW ROAD INTERIOR

A bright hallway welcomes you into the property which benefits from luxury vinyl to the floor running throughout the property. There is a shelved floor to ceiling storage cupboard along with a large and smaller under stairs cupboard. A bevelled glass door to the left leads in the Sitting Room which has a window overlooking the front. Double glass bevelled doors give way to the spacious Kitchen/Dining Room. The Dining Area is of a generous nature with plenty of room for entertaining and benefits from a bank of floor to ceiling wall cupboards. There are double doors leading out to the rear garden. The Kitchen has an extensive range of high gloss units with grey Silestone worktops over with inset sink and mixer taps and a window above overlooking the rear garden. There is an integrated AEG dishwasher, double oven and

grill, five ring gas hob with extractor over and an integrated Electrolux fridge with freezer beneath. A further bevelled door leads back in the hallway where there is a Utility/Cloakroom which has a close coupled wc, inset sink with cupboards below, one of which has plumbing for a washing machine. To the right of the Entrance Hall is the Snug which overlooks the front. On the first floor the Main Bedroom has a window overlooking the front, a dressing room with floor to ceiling mirrored wardrobes to both sides and an En Suite Shower Room with large walk-in shower cubicle, wash hand basin with opaque window above and a wc. There is a Family Bathroom with has a bath with shower over and shower screen to side, wash hand basin with opaque window over and a wc. There are two further double bedrooms one overlooks the rear garden and has a floor to ceiling built in sliding mirrored wardrobes and the other, which is currently used as a dressing room, has a triple mirrored floor to ceiling wardrobes and another single floor to ceiling wardrobe. This bedroom overlooks the front. The spacious Landing has a window to the front and there is an airing cupboard. On the second floor there are two Double Bedrooms, both with mirrored wardrobes, and both overlook the front. A shower room sits between the two and comprises a walk-in shower cubicle, wc and wash hand basin and has an opaque window. The loft has been fully boarded offering additional storage space. This completes this spacious and immaculately presented property which is just "ready to walk in and get on with life".





VEROW ROAD EXTERIOR

There is estate fencing to the front of the property with a gate leading to the Entrance Door. Either side of the door is a small front garden, perfect for a bench, which overlooks the attenuation pond where the local ducks swim. There is a double garage to the right of the property with two up and over doors, light and power and a utility area at the back to the left with plumbing and space for the two washing machines, space for tumble dryer and American Style Fridge/Freezer. There is a personal door leading out to the large garden which the current vendor has laid mainly to patio and shingle for ease which, in turn, leaves plenty of space for outside dining. (Please note that the summerhouse will not be included in the sale)

TENURE

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

LOCAL AUTHORITY

East Suffolk

Tax Band: F

EPC: B

POSTCODE: IP13 9FD

SERVICES

Gas Fired central heating, mains drains, water and electricity, double glazed throughout.

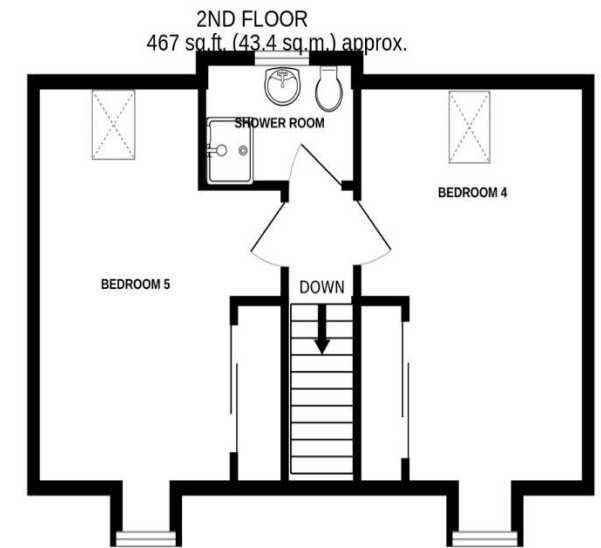
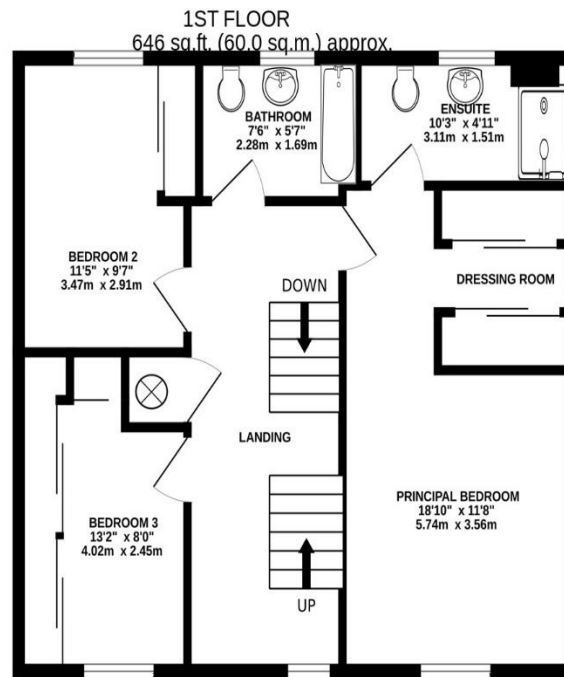
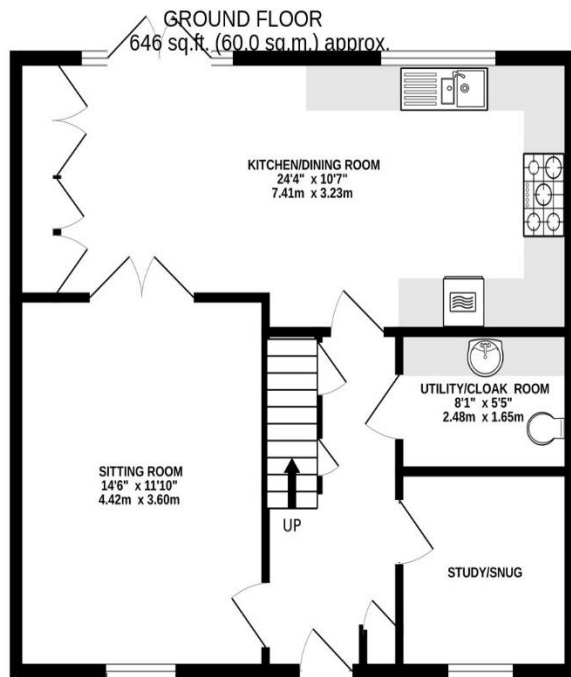
FIXTURES & FITTINGS

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.





TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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