



Baines Way, Framlingham, Suffolk



A three BEDROOM townhouse in immaculate condition, all within easy walking distance of Framlingham Market Hill **GARAGE AND PARKING **GARDEN**NO ONWARD CHAIN******

LOCATION The property is literally a stone's throw from lovely countryside walks and is within walking distance of the Market Hill in Framlingham which is well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants and pubs, 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 as well as a primary school. Wickham Market train station is approximately 5 miles away and links via Ipswich train station offer a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

Offers over £340,000

- **Entrance Hall**
- **Cloakroom**
- **Kitchen Breakfast Room**
- **Sitting/Dining Room**
- **Main Bedroom with En Suite Shower Room**
- **Further Double & Single Bedroom**
- **Family Bathroom**
- **Garden & Garage**



BAINES WAY - INTERIOR An Entrance Door opens into an Entrance Hall with space for shoes and coats and stairs rising to the first floor with a large understairs storage cupboard. To the left is the Kitchen/Breakfast Room which has a range of dove grey wall and base units with laminate work top over, integrated slimline dishwasher, integrated washing machine and fridge/freezer, electric double oven, gas hob with extractor above, stainless steel sink unit and drainer. There is a breakfast bar built in next to the window which has uninterrupted views to the fields in the distance. There is a downstairs cloakroom with wc and wash hand basin. The Sitting/Dining Room runs across the back of the property and has double doors with windows either side opening out on the rear garden. Upstairs on the first floor is a large double bedroom at the back of the property with fitted wardrobes and windows overlooking the back and a small double bedroom with a window overlooking the front. The Family Bathroom has a bath with shower over and shower screen to the side, wc and wash hand basin. A door leads into a small lobby area with a window to the front and there are stairs rising to the second floor giving this a totally separate feel to the Main Bedroom which is of a very generous size and has lovely views to the front and a Velux window, fitted wardrobes to one wall with the benefit of eaves storage space and an En suite shower room with walk in shower, wc, wash hand basin and Velux window. This completes this lovely, light and airy property and is a MUST SEE as it is immaculate.

BAINES WAY - EXTERIOR A path leads up to the Entrance Door with lawned areas either side and flower borders with shrubs. The rear garden is terraced and has a patio area outside of the Sitting Room and then steps lead down to the lawned area and further patio area which is a real sun trap. A gate leads out to the parking area and garage. Please note that it is the furthest garage next to the brick wall belonging to this property.



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

LOCAL AUTHORITY - East Suffolk

Tax Band: C

EPC: B

Postcode: IP13 9FT

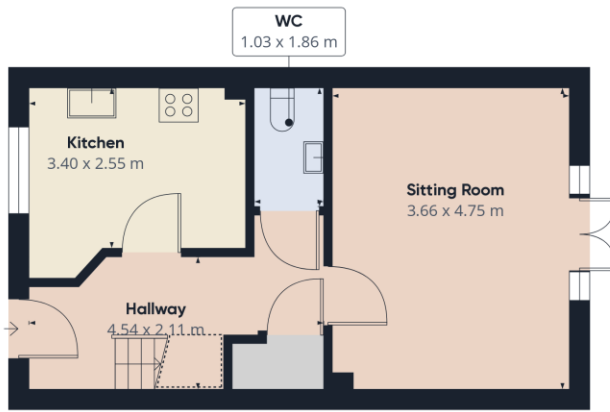
SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout

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

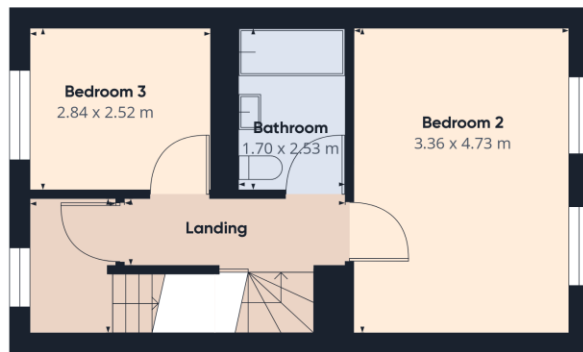
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing



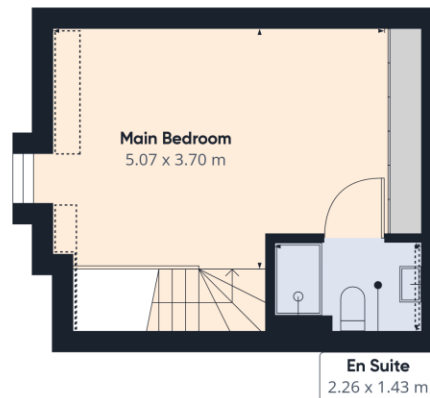




Ground Floor



Floor 1



Floor 2



Approximate total area[®]

99.21 m²

Reduced headroom

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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