



Coucy Close, Framlingham, Suffolk



A DETACHED HOUSE WITH GARAGE in the heart of Framlingham tucked away in a quiet close **BESPOKE KITCHEN**GARDEN WITH PATIOS******

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: £375,000

- Entrance Lobby
- Sitting Room
- Cloakroom
- Dining Room
- Conservatory
- Kitchen
- Main Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Garden, Single Garage & Off Road Parking



COUCY CLOSE - INTERIOR An Entrance Door welcomes you into the property and to the right is a downstairs cloakroom with a wall mounted wash hand basin and an opaque window over the wc. To the right of the hallway is the spacious Sitting Room which is of a generous nature and is light and airy having a large window to the front and double, glazed doors leading into the Dining Room. The Sitting Room has a pretty tiled fireplace with gas fire and wooden surround. The Dining Room has a large understairs cupboard and there are double doors opening into a Conservatory overlooking the garden and has a single door giving access. A further door leads back into the Kitchen. This is a bespoke made kitchen with an integrated fridge/freezer, eye level oven with microwave below, butler sink with mixer taps and a stunning quartz worktop with inset drainer. The boiler is also housed in a cupboard and there is plenty of storage via cupboards and drawers. A door leads back into the Dining Room. Upstairs on the landing there is a small window and a shelved airing cupboard. The Main Bedroom has a window overlooking the rear with views of Framlingham College, a range of floor to ceiling built in wardrobes and a door leading to an En Suite Shower Room with walk in shower cubicle, wash hand basin and wc with window above. There are two further bedrooms, both with windows to the front, one being a small double and the other a single. The Family Bathroom has a bath with a shower over and shower curtain, wash hand basin and wc with opaque window above. This completes the accommodation of this versatile detached property in a popular location.

COUCY CLOSE - EXTERIOR To the front of the property there are a couple of steps up to an Entrance Door. To the left is a driveway with off road parking leading to a detached single garage with up and over door, light and power. There is a gate leading into the rear garden. There is a patio area perfect for outside dining, a lawned area leading with steps to a further patio area, a personal door leads into the garage and an area tucked away behind the conservatory is perfect for wheelie bins.



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

LOCAL AUTHORITY East Suffolk

Tax Band: C

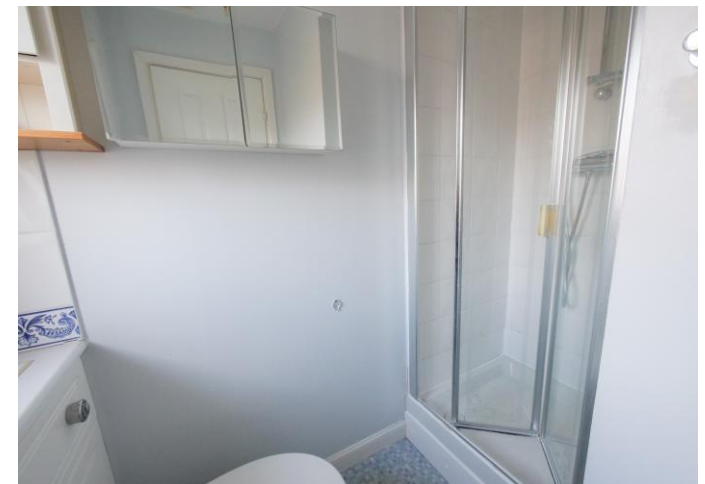
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Postcode: IP13 9AX

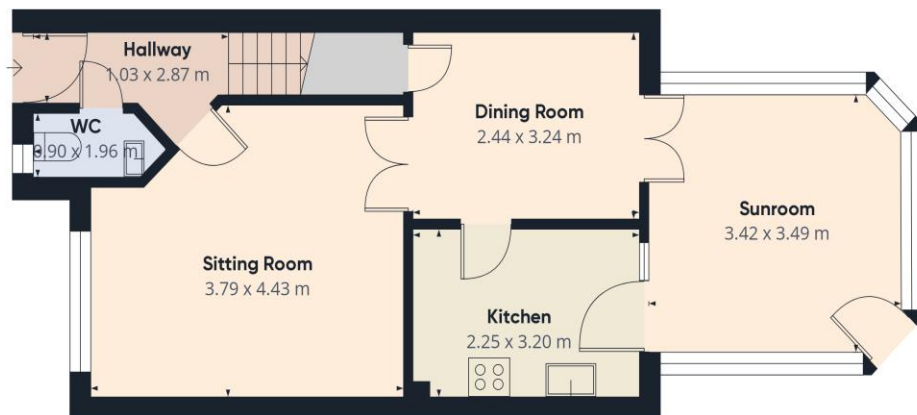
SERVICES Gas central heating, gas fire in the Sitting Room, mains drains, water and electricity, double glazed throughout.

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

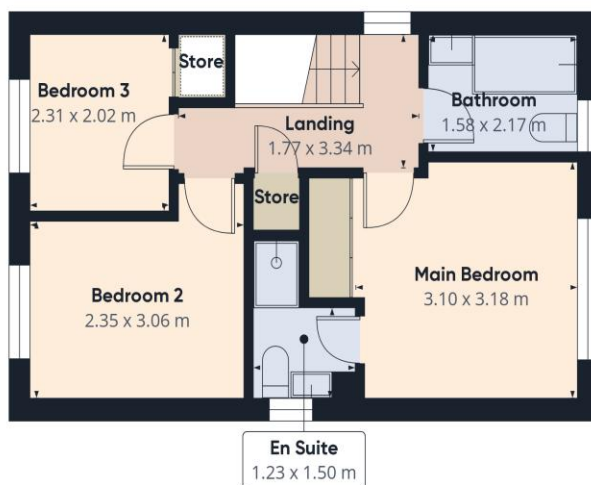
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Ground Floor



Floor 1



Approximate total area⁽¹⁾
83.55 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.

Calculations are based on RICS IPMS 3C standard.

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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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