



Bibbys Way, Framlingham, Suffolk



An IMMACULATE two double bedroom, mid terrace, property on the popular Prospect Place development in Framlingham. Built by Hopkins Homes this property would suit a variety of people ****GARDEN**PARKING**

LOCATION The property is within walking distance of the Market Square in Framlingham and is not overlooked at the front. 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 and a twice weekly market. 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.

- **Entrance Hall**
- **Downstairs Cloakroom**
- **Sitting Room**
- **Kitchen**
- **Main Bedroom**
- **Further Double Bedroom**
- **Family Bathroom**
- **Garden**
- **Parking for 2 Vehicles**



BIBBYS WAY - INTERIOR An Entrance Door opens into the Entrance Hall and to the left is downstairs cloakroom comprising wc and wash hand basin. To the right is the Kitchen which has a range of Cappuccino wall mounted base and units with a worktop over, stainless steel sink and drainer with mixer tap and a window overlooking the front, space for washing machine and fridge freezer, built in electric oven, with gas hob over and extractor above. The Sitting/Dining Room overlooks the rear garden and has a recess perfect for a dining table and chairs. There is a large under stairs cupboard perfect for storage of Hoover, ironing board, coats and shoes. There is a window overlooking the rear garden and a part glazed door gives access to the garden. The stairs rise from the Entrance Hall to a small landing where there is a deep, shelved storage cupboard. The Main Bedroom is a good-sized double with a built in double wardrobe cupboard and a window overlooking the rear. The second double bedroom has a window overlooking the front. The Family Bathroom has a bath with mixer tap, shower over and shower screen to side, wash hand basin and wc with an opaque window over. The property has been recently redecorated from top to bottom and is immaculate. Must be seen to be appreciated.



BIBBYS WAY - EXTERIOR There is a parking space directly outside the property and a path, with a flower bed to the either side, which leads to the Entrance Door. A side gate leads round to the back of the property for storing wheelie bins and a gate leads into the rear garden. There is a shed included in the sale. The garden has a patio area and is mainly laid to lawn with a path leading up to the Sitting/Dining Room and there is flower bed to one side. The garden, like the house, is well cared for.

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

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

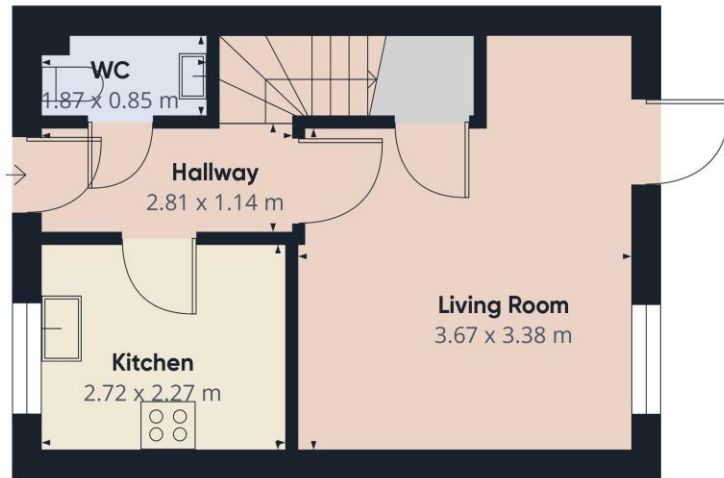


SERVICES Gas Fired dual controlled central heating, mains drains, water and electricity, double glazed throughout

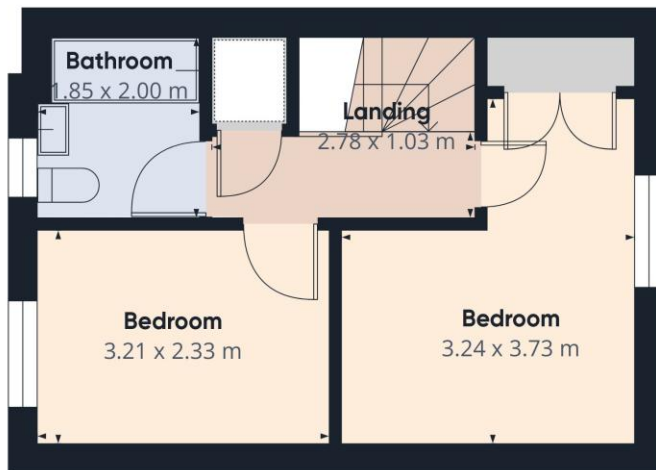
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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



Approximate total area[®]
53.09 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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