



STATION ROAD, FRAMLINGHAM, SUFFOLK

A spacious semi-detached property on the renowned Prospect Place Hopkins Development set over three floors **TWO EN-SUITES**** ****GARAGE****
****OFF ROAD PARKING**** ****VIEWS OF THE FENS**** ****NO ONWARD CHAIN******

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. 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: £305,000

- *Entrance Hall with downstairs Cloakroom**
- *Sitting Room**
- *Kitchen/Dining Room**
- *Master Bed over top floor with En Suite**
- *Double Bedroom with En Suite**
- *Further Double Bedroom**
- *Family Bathroom**
- *Garden**
- *Garage and Off Road Parking**
- *NO ONWARD CHAIN**

STATION ROAD - INTERIOR A spacious Entrance Hall has a generous understairs cupboard perfect for coats and shoes. To the left is a downstairs cloakroom with wc and wash hand basin and a window to the side. To the right is the Sitting Room which has a double glazed sash window overlooking The Fens. Double doors lead to a Kitchen/Dining Room. The Dining Area has plenty of space for a table and chairs and in the Kitchen there is a range of Taupe high gloss units with laminate work tops over, built in electric oven, grill and gas hob with extractor above, stainless steel one and a half bowl sink and drainer with mixer tap. There is space for a tall fridge/freezer, washing machine and dishwasher and has ceramic tiling throughout. There are double glazed French doors to the rear garden. Upstairs on the first floor is a spacious bedroom with sash window and further window overlooking The Fens, built in double wardrobe and an En Suite shower room with shower cubicle with mains fed shower, wc and wash hand basin. There is a further double bedroom on this floor with a window overlooking the rear garden and a Family Bathroom. This comprises a bath with hand held shower over, part tiled throughout, wc, wash hand basin and vinyl flooring. The Master Bedroom Suite encompasses the whole of the top floor with a walk in closet with lighting, shelving and hanging rails. The Bedroom is dual aspect and is of a generous nature and a further door leads to an En Suite Shower Room with large shower cubicle with mains fed shower, wc and wash hand basin. This completes this versatile accommodation and would suit a variety of purchasers.

STATION ROAD - EXTERIOR Up a couple of steps with a wrought iron hand rail to the side leads to the front door. To the rear of the property there is a side gate leading to the rear garden. The rear garden has been designed by the owner to have a patio area perfect for outside dining and a tiered garden with sleepers with planting areas and a grassed area at the top and to the side are steps leading to a personal door to the garage (which is slightly longer than average). Please note that the parking and vehicular entrance to garage is in Walne Close.



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

LOCAL AUTHORITY: East Suffolk

TAX BAND : C

EPC : B

POST CODE : IP13 9EE

SERVICES Gas central heating, mains drains, water and electricity.

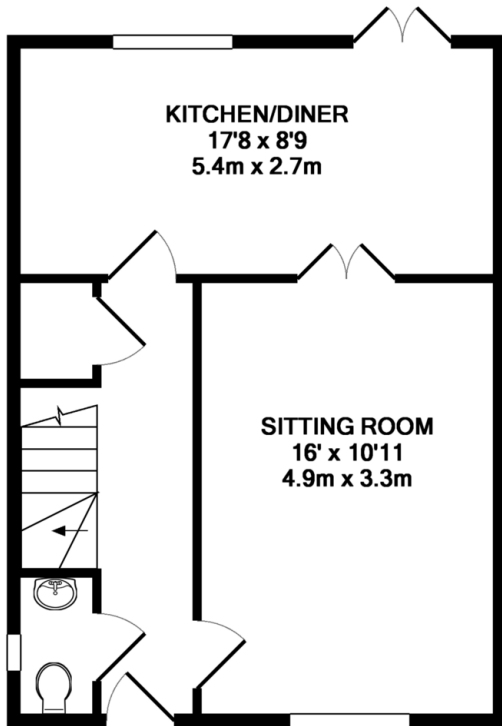
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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.

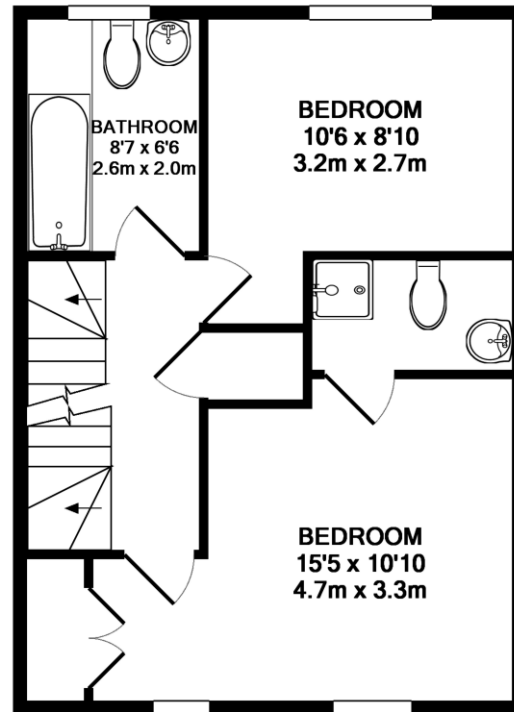


View of The Fens

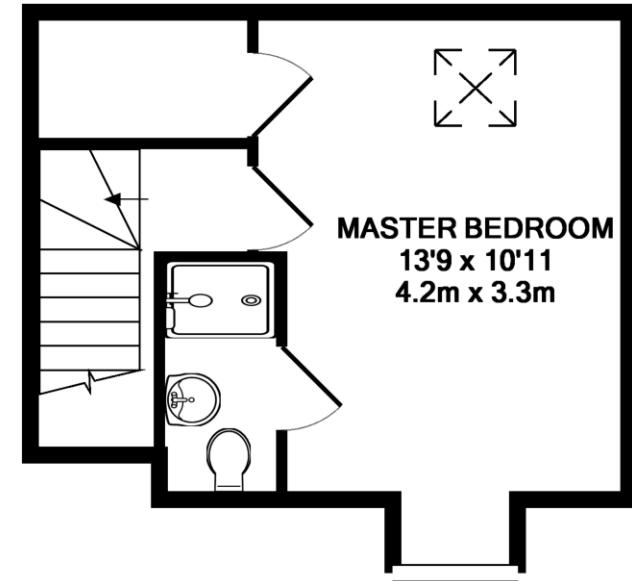




GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Huntingfield
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FRAMLINGHAM

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