



The Limes, Framlingham, Suffolk



A lovely PART GEORGIAN, PART VICTORIAN with later additions SEMI DETACHED property in the heart of Framlingham **WEST FACING GARDEN **GARAGE AND PARKING

LOCATION The property is within walking distance of the Market Square in Framlingham. 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: £389,000

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Family Room/Study
- Cloakroom
- Main Bedroom
- 2 Further Double Bedrooms
- Family Bathroom
- Garden with Outbuilding and Shed
- Garage and Off-Road Parking





THE LIMES - INTERIOR An Entrance Door welcomes you into the property with black and white marble tiling through to a rear door giving access to the enclosed rear garden and a deep cupboard perfect for coats and shoes. To the left there is an opening into a light and airy Kitchen/Dining Room which is dual aspect having a window to the front and double doors and windows to each side out the rear garden. There is a range of cream wall and base units and a pull-out pantry larder cupboard, quartz worktops over and inset Belfast sink with mixer tap over. Integrated appliances included in the sale include tall fridge, under counter freezer, washing machine, tumble dryer and dishwasher. At the Dining area there is plenty of space for entertaining. The Kitchen/Dining Room has oak engineered flooring. Down a step and through double doors takes you in the spacious Sitting Room which has two lovely Georgian windows overlooking the rear garden, a lovely multi fuel burner sitting in a marble surround and hearth. The property has handmade cornicing and ceiling roses. To the right of the Entrance Door is a Family Room/Study with an electric fire in a wooden surround, window to the front and a door leading to a cloakroom comprising wc and wash hand basin. A part glazed door opens to the stairs rising to the first floor. The Main Bedroom has a pretty wooden fireplace surround with tiled hearth and there are built in open wardrobes to one wall and a lovely full height Georgian window overlooking the rear garden. There is a further large double bedroom with a window overlooking the front and a small double bedroom again with a stunning full height Georgian window overlooking the back.

THE LIMES - EXTERIOR To the front of the property are wrought iron railings and gate leading to a large, shingled area. The rear garden can be accessed via the hallway or double doors from the Kitchen where you will discover a large patio area and lawned area, an outbuilding, new decking with steps up to a planted area and up again to a patio shingled area with planted area to the right and shed to the left.

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

LOCAL AUTHORITY East Suffolk

Tax Band: C

EPC:

Postcode: IP13 9ET

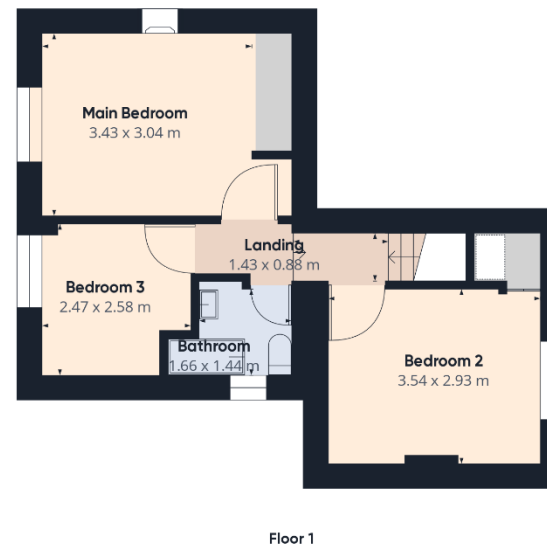
SERVICES Gas Fired central heating, mains drains, water and electricity, There is a multi-fuel burner in the Sitting Room and fully air ventilation system for clean air.

FIXTURES AND FITTINGS Window Shutters and 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. **The window shutters and chandelier in the stairs/hallway will be included in the sale.**







Approximate total area⁽¹⁾
 93.82 m²

Reduced headroom
 0.98 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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