



**BRIDGE COTTAGE, FRAMLINGHAM, SUFFOLK**

**A pretty Cottage with THREE BEDROOMS in the heart of Framlingham \*\* LARGE SOUTH FACING GARDEN \*\* TWO RECEPTION ROOMS \*\* PLETHORA OF BEAMS AND FEATURES**

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: O.I.E.O. £380,000**

- \*Entrance Porch**
- \*Dining Room**
- \*Sitting Room**
- \*Kitchen**
- \*Utility Room and large Pantry**
- \*Downstairs Shower Room**
- \*Main Bedroom**
- \*Two Further Bedroom**
- \*Family Bathroom**
- \*Large Patio Garden**

**BRIDGE COTTAGE - INTERIOR** On opening the Entrance Door you are welcomed into a large Entrance Hall with window to side and space for coats and shoes. To the right is a door opening into the very spacious Dining Room which has two deep storage cupboards, window to the side and a wood burner sitting in a brick fireplace on a raised tiled hearth and either side are shelved. This cottage has a plethora of beams with this room being no exception. From the Dining Room you walk into the Kitchen which has a run of cream wall and base units with laminate worktop over, space for a cooker with extractor hood above, stainless steel sink and drainer with mixer taps over. To the right is a door leading to a huge Pantry with a window to the front and plenty of shelving, base cupboard and space for a further appliance. To the left of the Kitchen is the Utility which has a run of laminate worktop over with space under for a washing machine, tumble dryer, dishwasher and at the end space for a tall fridge/freezer. A rear door leads out in the garden and to the right is the Shower Room which has a large walk shower cubicle with gravity fed shower, wc, wash hand basin and heated towel rail. Off the Kitchen and to the right is the spacious Sitting Room which is light and airy being dual aspect with a brick fireplace with space for a wood burner (as the current owners may take the existing wood burner) and there is hard wood flooring. The stairs rising up to the first floor to the landing and has a deep, shelved airing cupboard. The Main Bedroom has two windows to the side with lovely views of Framlingham rooftops. There are two deep wardrobe cupboards with hanging rail. There are exposed beams, wood flooring and this bedroom is of a generous nature. There are two further bedrooms one with a window to the front and one to the side. The Family Bathroom has a bath with mixer tap over, wc and wash hand basin. A window overlooks the rear garden. This completes this characterful cottage in the heart of Framlingham.

**BRIDGE COTTAGE - EXTERIOR** There is a path down to the Entrance Door and a side passage through to the large rear south facing garden. This is a lawned area with room for a trampoline, large dining area and sheds and the vendor has built a covered seating area perfect for relaxing and having friends over. There is a garden office which has a window to the side, power and plumbing which the current vendors use for storage but was an office previously.



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

**SERVICES** Gas fired central heating, wood burners to both sitting and dining room (current owners may take the sitting room wood burner), mains drains, water and electricity.

**LOCAL AUTHORITY**

East Suffolk

Tax Band : D

EPC: E

Postcode: IP13 9DX

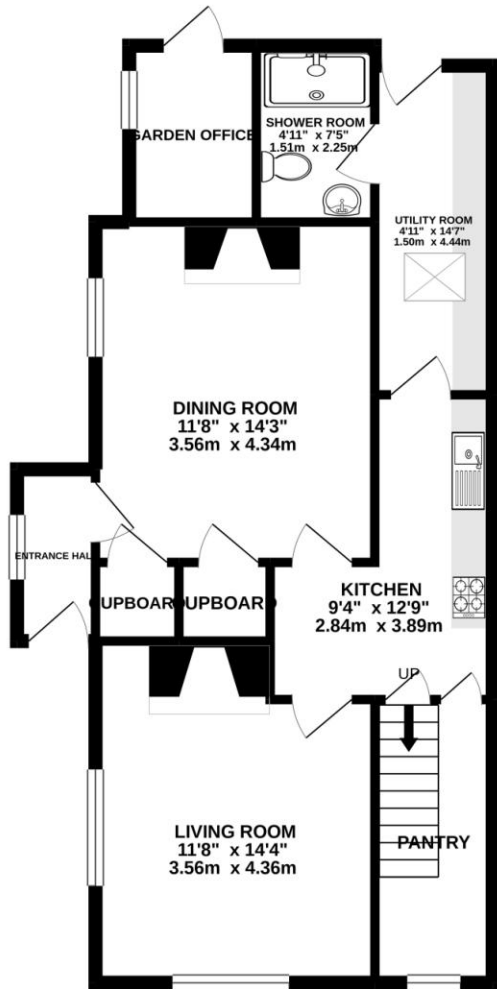
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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.

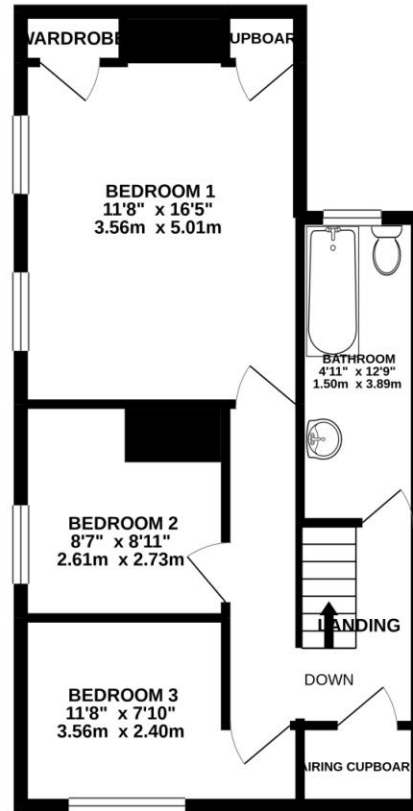




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Estates**  
FRAMLINGHAM

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