



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BIBBYS WAY, FRAMLINGHAM, IP13 9FD

TENURE : FREEHOLD

GUIDE PRICE £435,000

- Modern Townhouse
- En-Suite To Bedroom One
- Off Road Parking
- Four Bedrooms
- Beautiful Rural Views
- Gas C/H & Double-Glazing

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, understairs storage, door to the rear garden, and doors to...

Study *3.87m x 2.92m (12' 8" x 9' 7")*

Formed from part of the garage, providing a useful work-from-home space, storage or gym!

Bedroom Four *3.20m x 2.62m (10' 6" x 8' 7")*

A good-sized double room with glazed double doors overlooking and giving access to the rear garden.

Shower Room

Fitted with a shower enclosure, WC and wash basin.

First Floor Landing

With stairs off to the second floor and doors to...

Kitchen/Diner *5.66m x 4.03m (18' 7" x 13' 3")*

(max measurements provided) Fitted with a range of wall and base cabinets with work surfaces, inset sink/drain unit, built-in electric double oven, gas hob and cooker hood, plumbing for washing machine and dishwasher, tiled splashbacks and flooring, windows to rear providing views and double doors leading to the...

Living Room *5.36m x 4.97m (17' 7" x 16' 4")*

(Max measurements provided) With two windows to front aspect, and door leading back to the landing.

Second Floor Landing

With airing cupboard, doors to...

Bedroom One & En-Suite *4.21m x 3.18m (13' 10" x 10' 5")*

(Max measurements provided) With window to front aspect, built-in double wardrobe, and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two *3.26m x 2.98m (10' 8" x 9' 9")*

(Measurement excludes wardrobe and door recess) Window to rear aspect and built-in double wardrobe.

Bedroom Three *3.15m x 2.29m (10' 4" x 7' 6")*

With window to rear aspect.

Bathroom

Fitted with a panelled bath with shower over, WC and wash basin.

Outside

To the front of the property is a shingled driveway and pathway where two cars can be parked, and the garage still has approximately 2.7m x 3m storage space, with an up-and-over-door and power and light connected. The rear garden can be accessed via the crescent's central passage way, where a gate leads to a path with bin stores and onto the main garden. This is west facing and has been landscaped to include patio areas with Indian flagstones along with two pleasant decked areas, one which has a contemporary pergola. In addition is a bespoke bar. The garden is fully enclosed by fencing



THE PROPERTY & LOCATION

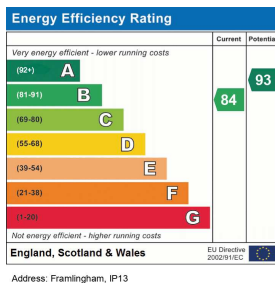
A spacious and well-presented modern townhouse within the popular town of Framlingham. The property offers flexible family accommodation over three floors comprising an entrance hall, a ground floor bedroom or home office, shower room, study, living room and kitchen/diner on the first floor and three good-sized bedrooms, an en-suite and family bathroom on the second floor. There's beautiful rural views to the rear, off-road parking for two cars and ample storage within the part-converted garage.

Framlingham is a well served small town in striking distance from Woodbridge and the Heritage Coast with large Areas Of Outstanding Natural Beauty. The town has a number of chain and boutique shops, supermarket, restaurants, outstanding school and college and 12th Century Castle!



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : D

Service Charge: 195 pa

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given