



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**THE MOWBRAYS, FRAMLINGHAM, IP13 9DL**

**TENURE : FREEHOLD**

**GUIDE PRICE £450,000**

- Link-Detached Home
- Three Reception Rooms & Conservatory
- Gas Central Heating
- Four Bedrooms
- En-Suite To Bedroom One

# THE ACCOMMODATION



**Entrance Hall** With door to the dining room and to the...

**Cloakroom** Fitted with WC and wash basin.

**Dining Room** *4.09m x 3.20m (13' 5" x 10' 6")* A good-sized dining area with box bay window to front aspect, stairs off to the first floor and doors to...

**Kitchen** *4.09m x 2.67m (13' 5" x 8' 9")* Fitted with a range of wall and base cabinets, work surfaces, electric oven, has hob and cooker hood, plumbing for washing machine, window to rear aspect and door to the garden.



**Playroom** *4.91m x 2.43m (16' 1" x 8')* Originally part of the garage this useful converted accommodation leads to the rear garden.

**Living Room** *6.15m x 3.38m (20' 2" x 11' 1")* With dual aspect windows and sliding patio doors giving access to the...

**Conservatory** *3.89m x 3.35m (12' 9" x 11')* With pleasant outlook over, and doors leading to the rear garden.

**First Floor Landing** With doors to the...



**Bedroom One & En-Suite** (Bedroom measurement only) A good-sized double room with built-in storage and an En-Suite fitted with a small bath, WC, and wash basin, towel radiator, tiled splashbacks and window to front aspect.

**Bedroom Two** *3.13m x 3.05m (10' 3" x 10')* Another good double room with window to front aspect.

**Bedroom Three** *3.03m x 2.21m (9' 11" x 7' 3")* With window to rear aspect.

**Bedroom Four** *2.60m x 2.44m (8' 6" x 8')* With window to side aspect.

**Bathroom** Fitted with a L-shaped shower bath, WC and wash basin, with splashbacks, towel radiator, underfloor heating, and window to rear aspect.

**Outside** The property has a lawn and driveway to the front providing off-road parking for several vehicles and access to the garage, which has an up-and-over door, and power and light connected. The wraparound garden is mainly lawned with well-stocked beds, a patio area, shed and greenhouse. There's fencing to boundaries and beautiful field views beyond.

**Planning Permission** Planning permission has been granted for a two storey side and rear extension, plus garage conversion (Reference - DC/24/1423/FUL). As the garage conversion has been completed this planning permission will not expire. Full details can be found at <https://publicaccess.eastsuffolk.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Copies of plans are available on the site and available from our office on request.



# THE PROPERTY & LOCATION

A well-presented and spacious family home situated within the popular Market Town of Framlingham. The property has undergone extensive refurbishment in recent times, including a new roof and family bathroom and the accommodation comprises an entrance hall, cloakroom, dining room, living room, conservatory, playroom, kitchen, four bedrooms with an en-suite and family bathroom. There's a pleasant wraparound garden with countryside views beyond, and a garage with driveway. Planning permission has been granted for a side and rear extension along with the conversion of part of the garage... As that element has been started the planning permission will not lapse.

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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : E

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



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### Disclaimer

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