



Dowsing Road, Framlingham, Suffolk





An immaculate THREE STOREY end of terrace house tucked away in a quiet position yet within walking distance of Framlingham Market Hill. \*\* THREE BEDROOMS \*\* TWO BATHROOMS \*\* TWO PARKING SPACES \*\*

**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.

- **Three Bedrooms**
- **Two Bathrooms**
- **South Facing Rear Garden**
- **Quiet Position**
- **Driveway – Parking for 2 Vehicles**
- **Gas Central Heating**
- **Immaculate Condition**
- **EPC B**
- **NHBC Warranty – 4 years remaining**

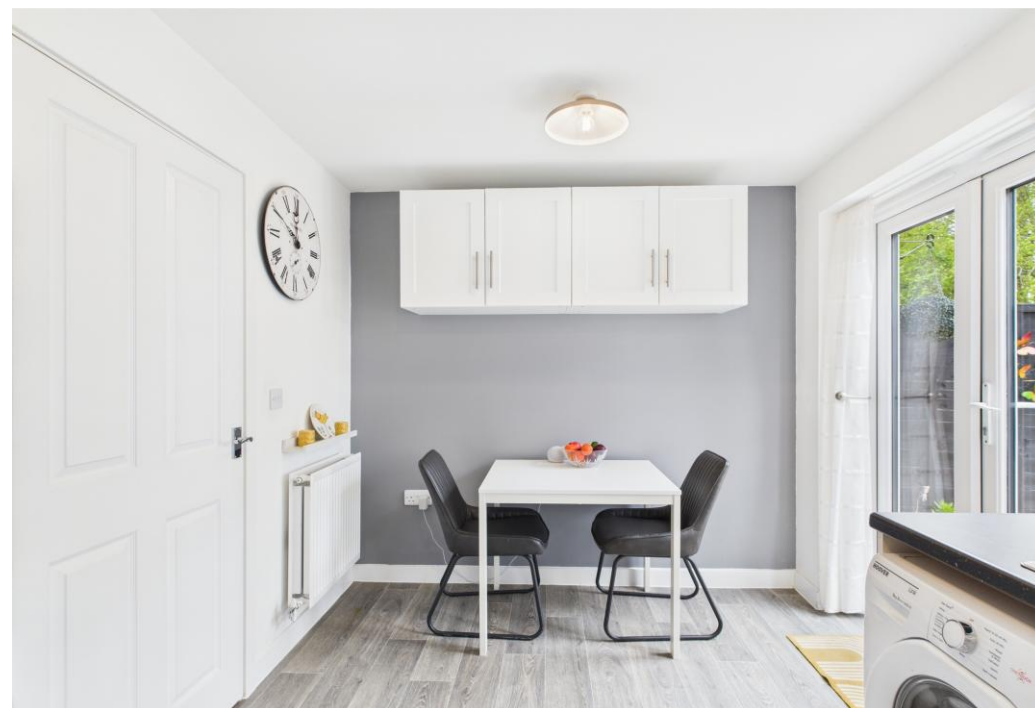


**17 DOWSING ROAD - INTERIOR** Built in 2019 this modern home is in immaculate condition. The Entrance Hall welcomes you into this immaculate property. Ahead is a door leading into the spacious Sitting Room which has a window overlooking the front, a further door leads into an inner lobby with a deep understairs storage space to the left and to the right is a downstairs cloakroom with wc and wash hand basin. Ahead of you is the Kitchen/Breakfast Room which is south facing and has French doors leading out to the rear garden. The Kitchen area has a good range of pale contemporary wall and base units, stainless steel one and a half bowl sink with mixer tap over, electric oven with gas hob and extractor above, space for a freestanding fridge and freezer, and space and plumbing for a slimline dishwasher and washing machine.

On the first floor you will find a double bedroom with extensive built in wardrobes to two walls and a window overlooking the front, a further double bedroom overlooks the rear garden and is currently used as a dining room. The Family Bathroom has a bath with shower over, wc, wash hand basin and an opaque window over.

On the second floor there is an airing cupboard at the top of the stairs. A door leads into the spacious main bedroom with a dormer style window overlooking the front. To the rear is the En Suite Shower Room with a shower cubicle, wc, wash hand basin, heated towel rail, Velux window and useful storage cupboard.

**\*\* A MUST SEE PROPERTY \*\*4 YEARS REMAINING ON THE NEW HOME WARRANTY\*\***





**17 DOWSING ROAD - EXTERIOR** To the front is a brick paved driveway with space to park 2 cars. To the right of the property is a side gate leading to the rear garden a providing handy access for bins etc. The south facing rear garden is a complete gem, sheltered and sunny. It is beautifully landscaped with two distinct seating areas and a garden shed. To the rear of the house beyond the garden the land is undeveloped meaning the house has a peaceful outlook and is bordered by mature trees.

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

**LOCAL AUTHORITY:** East Suffolk

**Tax Band:** C

**EPC:** B

**Postcode:** IP13 9FJ

**What3Words:** ///stones.flopping.trickled

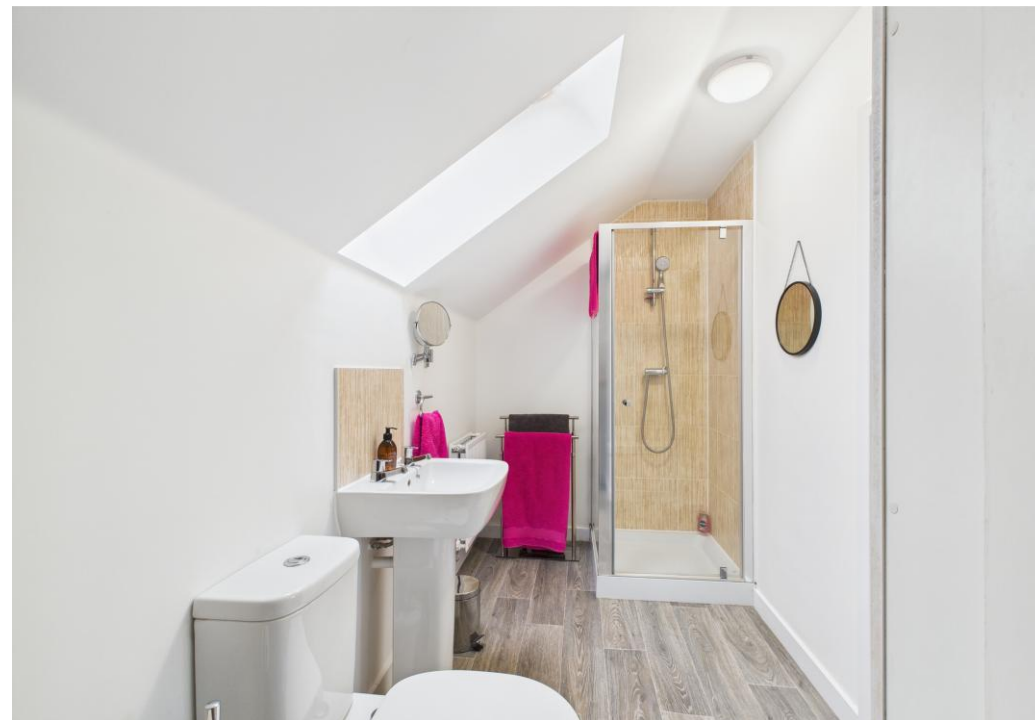
**SERVICES** Gas central heating, mains drains, water and electricity, double glazed throughout

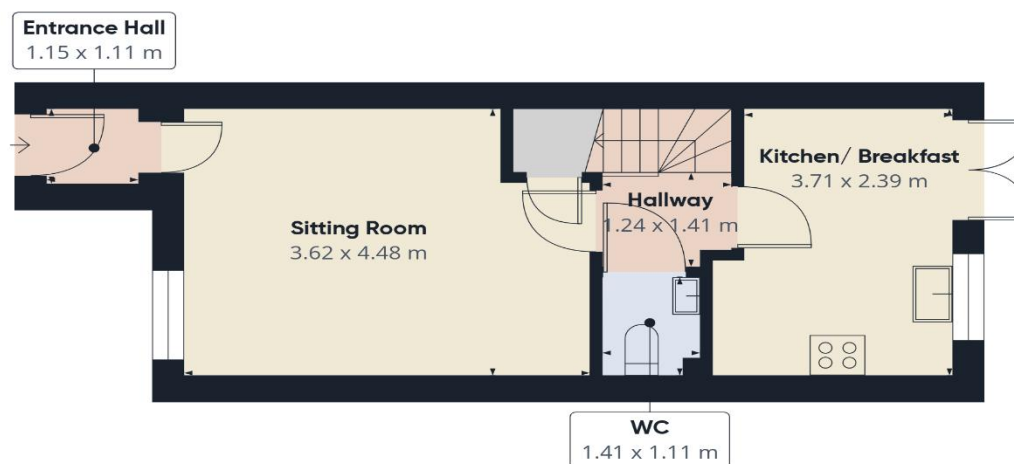
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation

**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



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

79.5 m<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

## Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: [info@huntingfieldestates.co.uk](mailto:info@huntingfieldestates.co.uk)

T: 01728 724566

[www.huntingfieldestates.co.uk](http://www.huntingfieldestates.co.uk)

