



Andrew Burtt's Close, Framlingham, Suffolk



A well-presented THREE BEDROOM DETACHED BUNGALOW tucked away in the heart of Framlingham. Pretty South Facing Garden, Kitchen/Breakfast room, two bathrooms and garage.

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**
- **South Facing Garden**
- **Utility Room**
- **Garage**
- **Two Shower Rooms**
- **Neutral Interior**
- **Gas Central Heating**
- **Fully Double Glazed**
- **Walking Distance of Market Hill, Framlingham**



ANDREW BURTT'S CLOSE - INTERIOR There is a fully double-glazed Entrance Door which welcomes you in to a bright and airy hallway which has floor to ceiling windows flooding the hallway with light. There is a cloakroom which WC and wash hand basin and an airing/storage cupboard. To the left is the Kitchen/Breakfast Room which is dual aspect and has a range of cream wall and base units with laminate work top over with composite sink and drainer with mixer taps over, space for an oven, integrated dishwasher and space for a washing machine. There is plenty of room for a breakfast table and chairs.

Across from the Entrance Door is the Sitting/Dining Room with glazed double doors leading out onto the garden. There is a gas fire (currently not in use) in a marble surround and hearth with a wood mantle over.

An inner hallway leads down to the Main Bedroom which has a window overlooking the garden and en-suite shower room with shower, wc and basin. There are two further bedrooms, one double and a single. The Family Bathroom has a large walk-in shower with sink and wc.

ANDREW BURTT'S CLOSE - EXTERIOR There is a driveway leading to a single garage with an up and over door and a personal door to the side. The garage has light and power and loft space. To the side of the property is a sunny walled garden with patio area and lawn edged with mature flower borders and some small silver birch trees. A path leads through a pretty archway and wraps around the back of the bungalow leading to another small, sheltered patio and access to the garage.

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

LOCAL AUTHORITY East Suffolk **Tax Band:** D **EPC:** C **Postcode:** IP13 9TD
What3Words: ///boomer.inert.goals

SERVICES Gas fire to the sitting room, gas fired central heating, mains drains, water and electricity and the property is fully double glazed.

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.





Approximate total area⁽¹⁾
84.96 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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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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