



College Road, Framlingham, Suffolk





A delightful property in the heart of Framlingham with great accommodation which would suit a variety of purchasers **** LARGE GARDEN**SPACE FOR VEHICLES AND CARPORT OR GARAGE (STPP)****

LOCATION The property is within easy walking distance of the Market Hill. 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. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



- Entrance Hallway with downstairs wc
- Sitting Room
- Dining Room
- Conservatory
- Kitchen and Utility Room
- Principal Bedroom
- Further Double Bedroom
- Bedroom 3
- Large Garden and off road parking

COLLEGE ROAD - INTERIOR The Entrance Door leads into a spacious hallway with a window to the side and a downstairs cloakroom with a wc, wall mounted, corner, wash hand basin and a water softener with an opaque window to the side. To the left is the Sitting Room which has a lovely bay window overlooking the front and there is blocked up fireplace which could be reopened if required. Picture rails in both the Sitting Room and Dining Room are original. There are recesses to both sides, one with shelving. Also to the left of the Entrance Hall is the Dining Room which has a chimney breast and recesses to either side with a door and windows opening into a spacious Conservatory with views over the rear garden and a sliding door out to the rear garden. The Kitchen and Utility Room were bespoke made and have a range of built in shelving and base units incorporating drawers. There is a stainless steel sink and drainer with mixer tap over and window above looking onto the side garden, space for washing machine. Down a step into the Utility Room there is space for an under counter fridge and freezer. A door leads directly out on the side patio area. Upstairs on the landing there is a window to the side making the property light and airy. The Main Bedroom has a built in wardrobe to one side of the chimney breast with space for further shelving etc to the other. There is a built in window seat with storage under. There are two further bedrooms, one double and one single. Bedroom 2 has plenty of space to build wardrobes if required with lovely views over the garden and rooftops beyond and Bedroom 3 has a built in wardrobe and garden views. The Family Bathroom has a bath with shower over and shower screen to side, wc and wash hand basin with an opaque window to the front. This completes this generous accommodation so please call us on 01728 724566 for a viewing.

COLLEGE ROAD - EXTERIOR There is a lawned area to the front of the property with flower beds and a drive with plenty of parking and space for a carport or garage if required. A large shed is included. The rear garden is tiered and has plenty of space for outside dining, lawned area, well established flower beds, pergola, greenhouse and an area for composting nicely hidden away.



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

LOCAL AUTHORITY - East Suffolk

Tax Band: C

EPC: TBC

Postcode: IP13 9EP

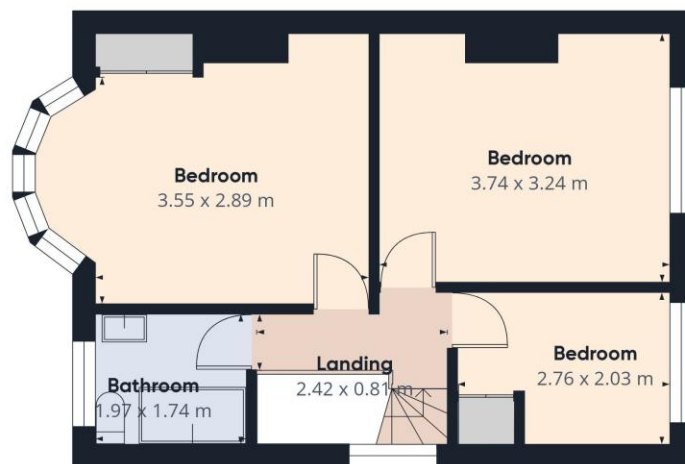
SERVICES Gas central heating, mains drains, water and electricity. Fireplace to Sitting Room (currently not in use)

FIXTURES AND FITTINGS All Fixtures and Fittings are excluded from the sale but can be purchased via separate negotiations if required and the vendor is open to selling some or all of the furnishings. Please ask for further details.

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[®]

88.73 m²

Reduced headroom

0.19 m²

(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 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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