

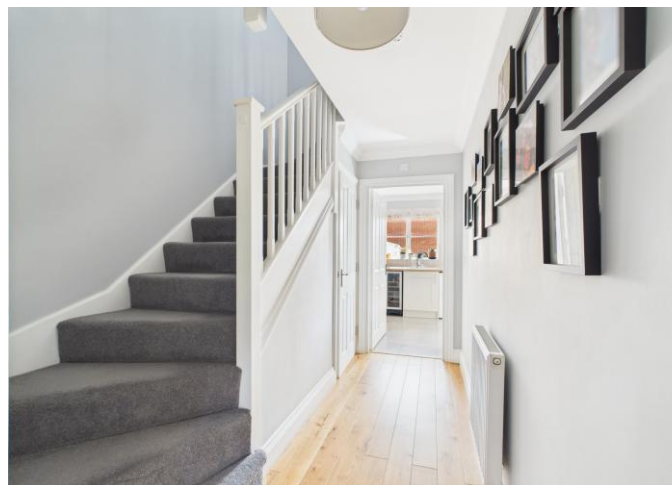


Walne Close, Framlingham, Suffolk



An immaculately presented 3 Bedroom / 3 Bathroom TOWN HOUSE on the popular Prospect Place Development ** WALKING DISTANCE TO FRAMLINGHAM MARKET SQUARE ** GARAGE ** PARKING ** GARDEN

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.



WALNE CLOSE- INTERIOR The house is accessed via a path leading from Walne Close and benefits from being tucked away on the development with open green space to the front. The Entrance Hall has oak engineered flooring and stairs rising to the first floor, there is a downstairs cloakroom to the left comprising wc and a wash hand basin. There is a large understairs storage cupboard. To the right is the Sitting Room which has grey carpet and a large window overlooking the front with plantation shutters. Double doors lead through to a generous Kitchen/Dining Room with an extensive range of bone white shaker style wall and base units with worktops over and tiled floor. There is space for a washing machine and a tall fridge/freezer as well as an integrated double oven, electric ceramic hob with extractor over and wine fridge. The Dining Area has plenty of space for a dining table and chairs to entertain family and friends. Double Doors lead out to the rear garden.

Upstairs the first floor landing has a shelved airing cupboard. The third bedroom has a window overlooking the rear. The second bedroom has two windows overlooking the front of the house and has fitted wardrobes and an en-suite comprising wc, basin, shower cubicle and heated towel rail. There is also a family bathroom with an opaque window overlooking the rear. This benefits from a bath, basin, wc and heated towel rail.

Stairs lead from the landing to the second floor. This floor houses the main bedroom and en-suite. The main bedroom has a window to the front and a Velux window to the rear and there is a large eaves storage cupboard with hanging rail. The en-suite bathroom has a shower cubicle, basin, wc and heated towel rail.



WALNE CLOSE - EXTERIOR To the front is a pedestrian path leading from Walne Close to the front door which gives a real sense of privacy. Infront of the house is a border of established shrubs and beyond that an open green space. On Walne Close itself, the property benefits from a a garage with parking space in front. The garage has an up and over door with power and light connected.

To the rear there is a partly walled garden with a patio area, perfect for outside dining and the remaining area benefits from artificial grass making it very low maintenance. At the end there is a pedestrian gate.

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

LOCAL AUTHORITY East Suffolk **TAX BAND:** D **EPC:**B **POSTCODE:** IP13 9FE

SERVICES Gas fired central heating, mains drains, water and electricity.

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.

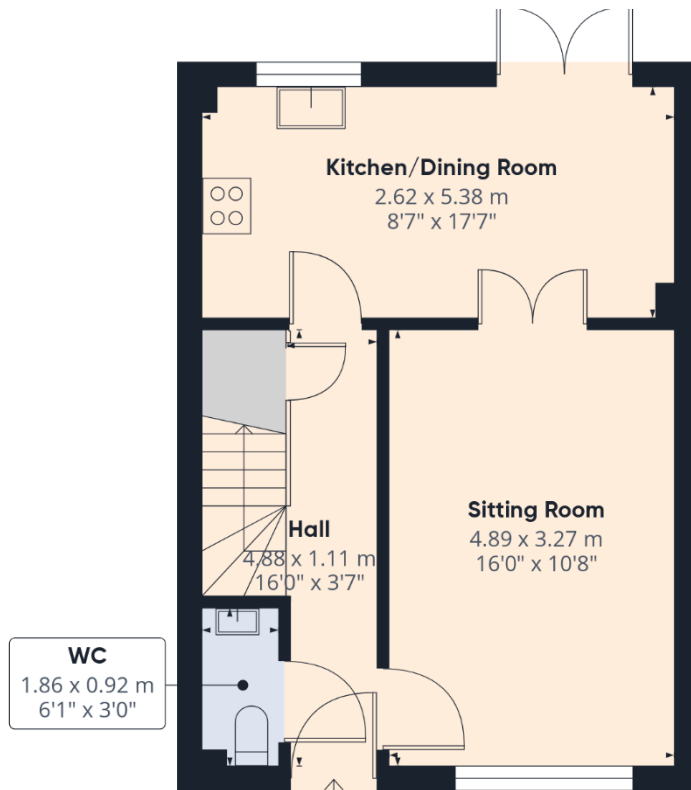
***Please note the house has 3 years left on the NHBC warranty.**

***There is an annual estate charge payable in relation to the upkeep and maintenance of the estate common areas. Currently this is £192 per annum.**

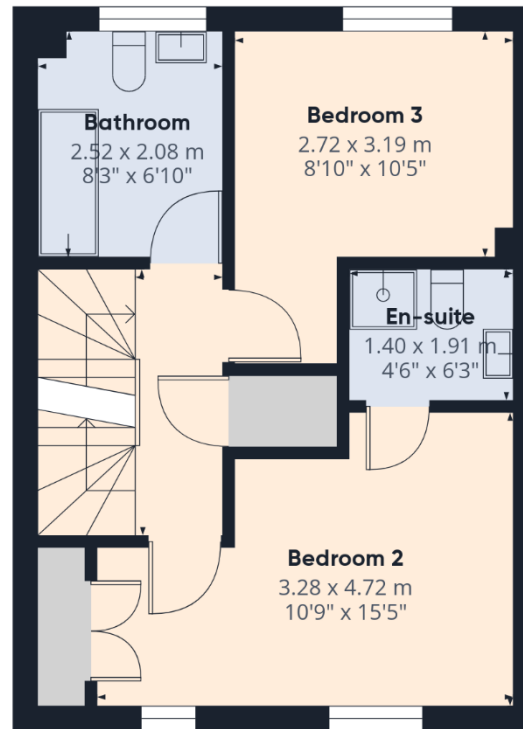
***The garage is owned on a long leasehold basis with a ground rent of £40 per annum payable.**



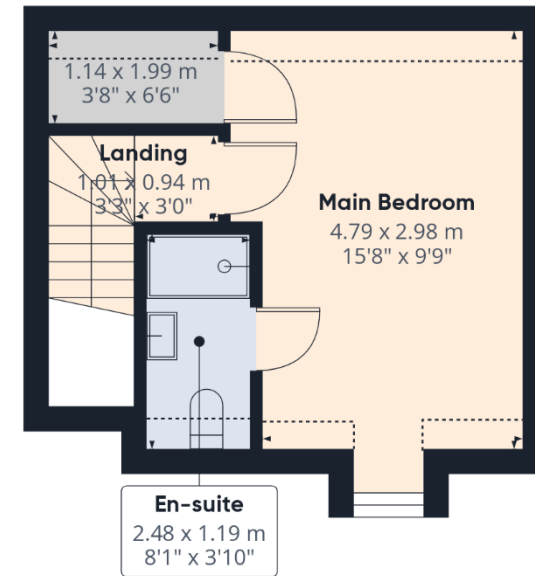




Floor 0



Floor 1



Floor 2

Approximate total area^m

97.6 m²

1050 ft²

Reduced headroom

2.7 m²

29 ft²

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

T: 01728 724566

www.huntingfieldestates.co.uk

