



Potters Brook, Framlingham, Suffolk





A perfectly positioned 3 bedroom detached bungalow set in a quiet cul de sac location with field views and within walking distance of the Market Hill. This well presented bungalow has three bedrooms, two bathrooms, double garage, driveway, field views, secluded garden, sitting room, dining room and large kitchen.

**LOCATION** 9 Potters Brook occupies a delightful position overlooking farmland to the side and located at the end of a cul de sac with no passing traffic and a sense of privacy and quiet. Potters Brook is located at the far edge of the popular Castle Brooks development off Brook Lane. It is within walking distance of the centre of Framlingham. 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, cafes and businesses. 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.

**POTTERS BROOK - INTERIOR** The front door leads into the entrance hall with pale wood effect flooring, an airing cupboard and additional double cupboard. To the right is the sitting room. This spacious room has windows to three sides with a feature bay with double doors leading out to the rear garden. There is an impressive brick inglenook fireplace with recessed gas fired, coal effect stove - this offers the ambience of a wood burner but with the convenience of gas. The sitting room wraps around the fireplace to the dining room which also has a separate entrance door from the hall and a window overlooking the rear garden. Also accessed from the hall is the spacious kitchen with a window overlooking the rear garden and tiled ceramic floor with plenty of space for a table should you wish. There is a range of oak wall and base units under a grey laminate worktop including an integrated full height fridge/freezer, eye-level double oven, induction hob and stainless-steel sink and drainer. There is a space and plumbing for a washing machine, dishwasher and a tumble dryer plus a small breakfast bar area and a partially glazed door leading out into the garden.

The main bedroom is located at the rear of the bungalow and features a window overlooking the rear garden and a generous selection of full height fitted wardrobes. The en-suite shower room has a basin and wc set into a white vanity unit plus a separate shower cubicle, heated towel rail and opaque window. There are two further bedrooms, one overlooking the front garden and one overlooking the rear garden. There is also a family bathroom with a basin, wc and bath with shower above, heated towel rail and opaque window overlooking the front of the property.

The property is fully double glazed and has gas central heating throughout.

**POTTERS BROOK - EXTERIOR** There is a driveway leading to a double garage with twin electric doors. Internally the garage loft is partially boarded and there is power and light connected plus a personal door leading into the back garden.

To the front of the property is a separate parking/turning area plus a lawned area directly overlooking the fields.

The rear garden is secluded and mainly laid to lawn and benefits from a range of established flower borders. The garden wraps around the bungalow and the area outside the kitchen door is mainly hard landscaped with a large shed.





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

**LOCAL AUTHORITY** East Suffolk

Tax Band: D

EPC: C

Postcode: IP13 9SN

What3Words: ///manifests.price.coconuts

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

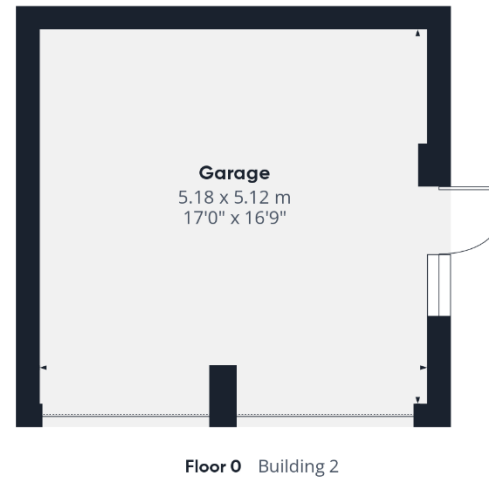
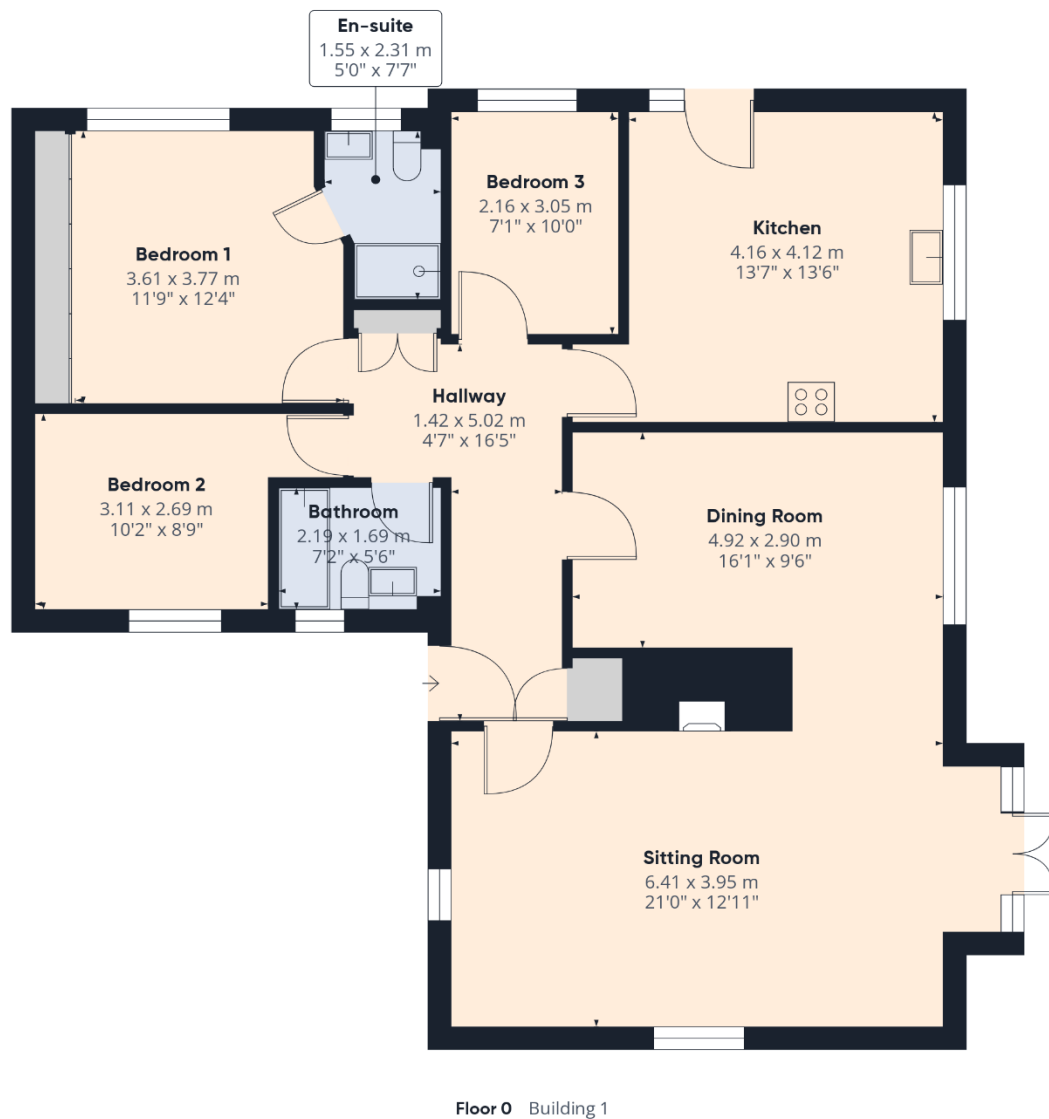
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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.









**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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