



Surrey Close, Framlingham, Suffolk





Move straight-in - immaculately presented and updated two bedroom terraced home within walking distance of the Market Hill in Framlingham. **\*\*Two allocated parking spaces\*\*** Recently updated and in excellent order throughout **\*\***

**LOCATION** Surrey Close is within walking distance of the Market Hill in 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. 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.



- **Walking distance to town centre**
- **Two Bedrooms**
- **Refurbished Kitchen**
- **Large Walk-In Shower**
- **Two Parking Spaces**
- **Large Decked Garden area & Balcony**
- **Gas Fired Central Heating**
- **NO ONWARD CHAIN**

**SURREY CLOSE - INTERIOR** There is an Entrance Lobby with a Kitchen off to the left with a range of striking green refurbished wall and base units, with new solid wooden worktops, a washing machine, tall fridge and undercounter fridge, electric hob and electric cooker below. There is a stainless-steel sink unit with mixer tap over and window above overlooking the front of the property. The Sitting/Dining room has a newly fitted sliding door leading out to the decked area and rear garden beyond. There is plenty of space for sitting and entertaining and there is a feature electric effect fire in a wooden surround and on a slate hearth giving the room a cosy focal point. A deep walk-in cupboard which extends under the stairs makes a perfect storage area perfect for the Hoover etc.

Upstairs the Main Bedroom overlooks the rear garden with stunning views of Framlingham with St Michaels Church in the distance. There is a wardrobe cupboard with hanging space and a shelf over and a freestanding wardrobe. There is a further smaller double room housing a new pressurised water system. A window overlooks the front. The shower room has been renovated with a large walk-in shower with power shower over with wall panels for ease of cleaning, shower screen to the side, wash hand basin and close coupled wc. This completes the accommodation which would suit a variety of purchasers and make a great first home.

**SURREY CLOSE - EXTERIOR** To the front of the property there is an area for a small table and chairs or planters with a covered porch and a deep meter cupboard. The bonus of this property is the two allocated parking spaces to the front. The garden has a decked area with steps down to the garden which is laid to lawn with a further seating area at the back perfect for outside dining. There is a gate leading to a path with access to the front of the property.

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

**SERVICES** Gas Fired central heating, mains drains, water and electricity, double glazed throughout with new patio door, new pressurised hot water system.

**LOCAL AUTHORITY - East Suffolk**

**Tax Band: B**

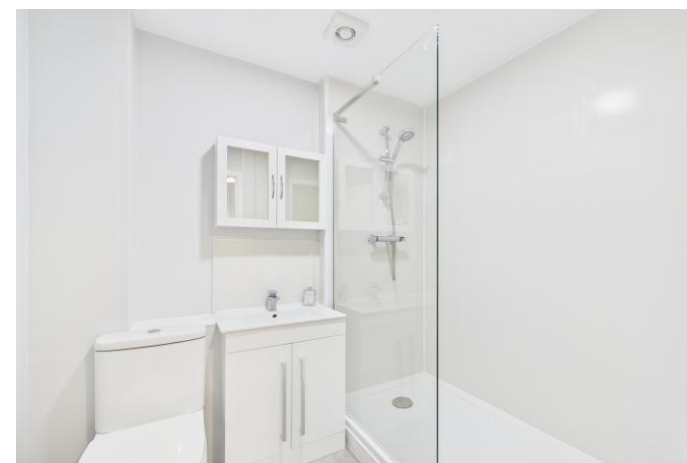
**EPC: D**

**Postcode: IP13 9SJ**

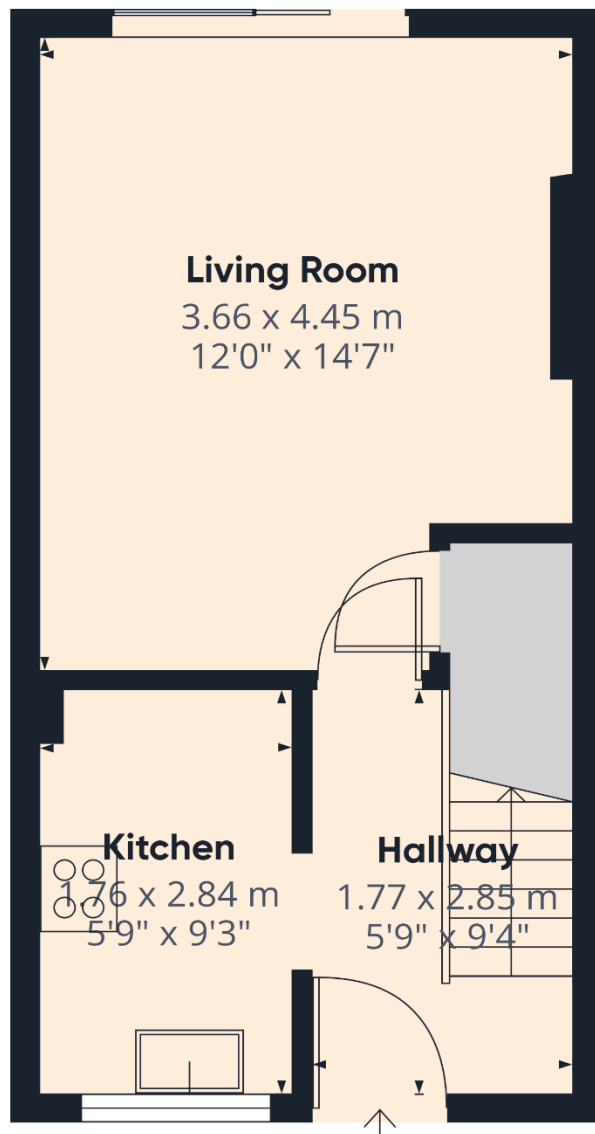
**What3Words:** ///circular.clumped.dreaming

**FIXTURES AND FITTINGS** Curtains and Blinds are included also white goods will remain.

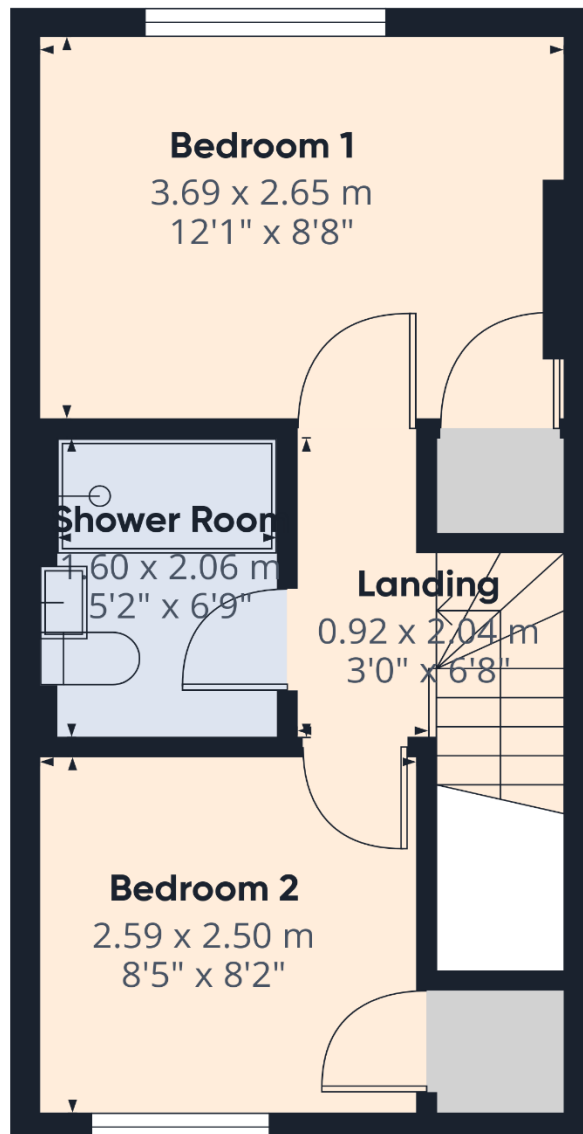
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Floor 0



Floor 1



**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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