



Andrew Burtts Close, Framlingham, Suffolk





A THREE BEDROOM DETACHED BUNGALOW tucked away in a quiet cul de sac located in the heart of Framlingham. Conservatory, Kitchen/Breakfast Room, Two Bathrooms, Solar Panels, Garage and Driveway.

**LOCATION** Andrew Burtts Close is a quiet cul de sac situated within easy 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. 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.





**ANDREW BURTT'S CLOSE - INTERIOR** The entrance door leads into a spacious hallway with double storage cupboard and a door leading to the cloakroom with wc, basin and window to the front. Further doors lead to the living areas and kitchen. The kitchen/breakfast room has a window to the front and a window to the side and a generous selection of pale grey shaker style wall and base units with a grey laminate worktop. The kitchen benefits from a stainless-steel sink and drainer with mixer tap, an integrated dishwasher, electric oven and ceramic hob with space for a freestanding tall fridge/freezer and space and plumbing for a washing machine. The kitchen is large enough to accommodate a good size dining table.

To the rear of the house is the dining room with double doors leading through to the sitting room. The sitting room benefits from a window to the side and a gas fire with a wooden mantle and marble style surround and hearth. Glazed double doors lead into the conservatory which has a tiled floor and lovely garden views. Glazed doors lead out from both sides to the rear garden.

From the entrance hall a door leads through to a further hallway leading to the bedrooms and bathroom, this offers a degree of privacy between living areas and bedrooms. The main bedroom is at the end of the hall and has a window overlooking the rear garden and a door leading to the en-suite bathroom. The en-suite has a shower cubicle, basin, wc, heated towel rail and opaque window to the side. Bedroom 2 is a double bedroom with a window overlooking the rear garden. The main bathroom has been recently refitted with a large walk in shower unit, wc, basin, heated towel rail and opaque window. Bedroom 3 is currently used as a study and features fitted shelving and desk with a window to the front of the property.

**ANDREW BURTT'S CLOSE - EXTERIOR** There is a tarmac driveway leading to a single garage with an electric up and over door and a personal door to the side leading into the rear garden. The garage has light and power and loft space. To the rear of the property is the garden with a patio area, lawn edged with borders and to one side a shingled area with raised beds. Behind the garage is a wooden storage shed.

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

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** D      **EPC:** D      **Postcode:** IP13 9TD

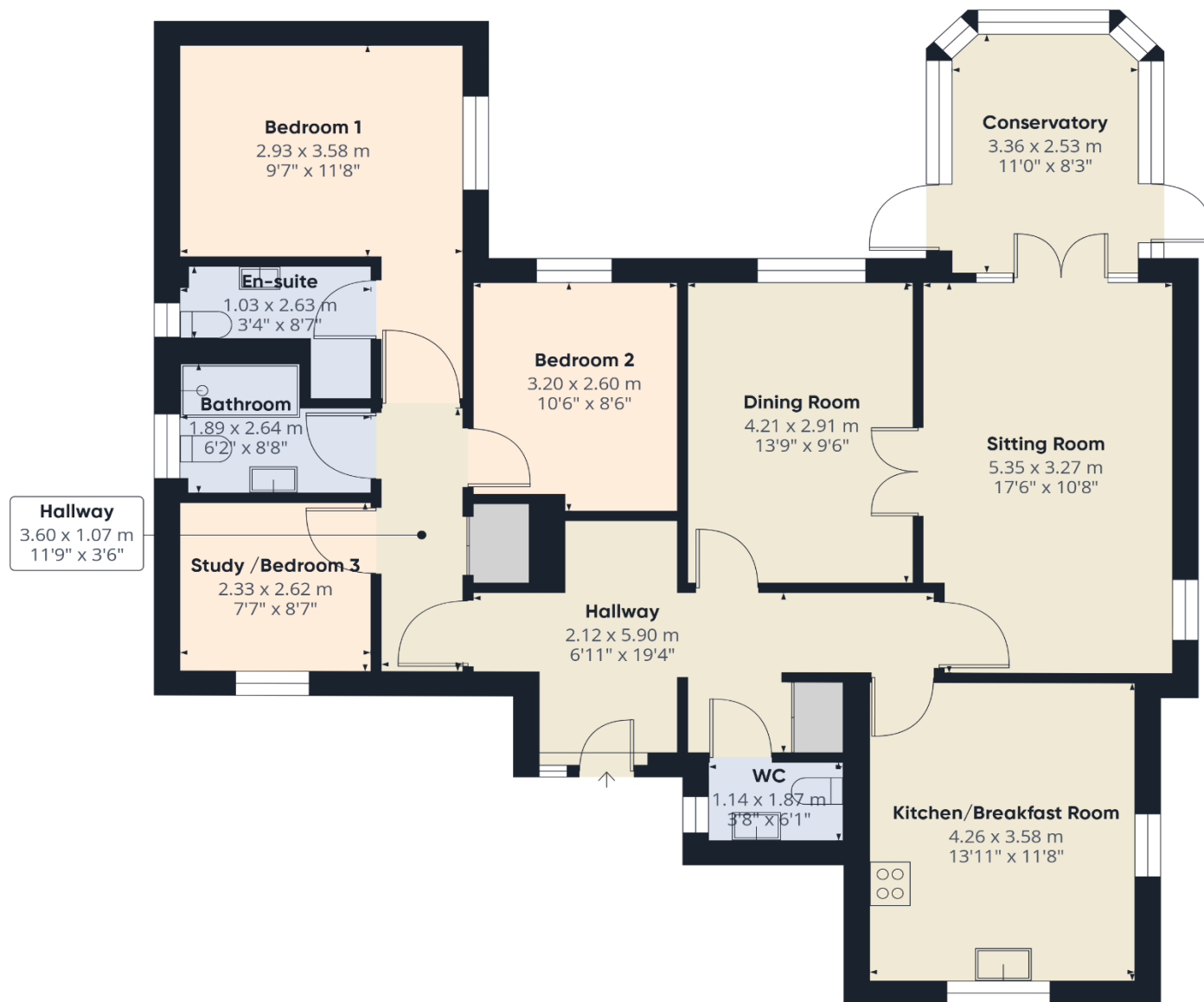
**What3Words:** [///organist.hood.sleeping](#)

**SERVICES** Gas fire to the sitting room, gas fired central heating, mains drains, water and electricity and the property is fully double glazed. Solar Panels installed within the last 18 months - an array of 10 solar panels which should produce circa 3000 kwh per year. Water Softener installed approx. 2022.

**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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