



Station Road, Framlingham, Suffolk



A substantial 4 double bedroom family home set well back from the road within easy walking distance of the town centre. Situated in the centre of the plot with garden to the front and back with extensive field views to the rear. Garage and off-road parking for several cars.

LOCATION Station Road is just a short walk from the centre of Framlingham. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill 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 away with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline of Aldeburgh lies approximately 17 miles away and is easily accessible by car.



INTERIOR - This substantial house on Station Road was built in 1966 and more recently a large conservatory has been added to the rear of the property giving additional living space. The house is well set back from the road with a brick driveway and standing for several cars.

To the centre of the property is a glazed front porch leading to the front door with access to the hallway. The large living room to the rear of the house leads off of the hallway through a partially glazed door. This large room has a working fireplace with brick surround at one end and French doors and windows into the conservatory with views of the garden and beyond. The kitchen also leads from the hallway and has access into the living room and through into the conservatory. A new Goscote fitted kitchen was installed in 2018 with Tressell fronted kitchen doors in Kashmir and a SileStone worktop with integrated 4 ring gas hob and electric oven below. The kitchen benefits from a larder cupboard, space and plumbing for a washing machine and under counter fridge and a water softener. At the rear of the garage and accessed from the living room, is a small room with freezer and storage, also a door leads out to the garden. From the hallway the downstairs wc with sink is tucked away adjacent to the staircase. The imposing conservatory runs almost the entire width of the house with French doors out onto the garden. It has electric underfloor heating making it usable in all weathers and a remote-controlled awning is fitted above the glass roof of the conservatory to keep it shaded and cooler in the summer.

Stairs rise to the first floor, resting at a halfway landing with full height picture window to the front of the property. On the first floor there are 4 double bedrooms. The principle is the largest double with fitted double wardrobes and window overlooking the rear garden and fields beyond. There is a further smaller double with fitted wardrobe with window to the front on this side of the house and then two further double bedrooms both with fitted wardrobes one with a window to the rear and one with a window to the front of the property. The fully tiled family bathroom has a white suite, bath with shower over, pedestal sink and toilet with heated towel rail and windows with obscured glass to the front.

This spacious home is in an ideal position close to the centre of Framlingham - early viewing is recommended.



EXTERIOR - To the front there is a mature hawthorn hedge which has been prettily underplanted along the side of the brick paved driveway which gives access directly into the garage and the parking areas outside the house. The rest of the garden is mainly laid to lawn but gives a good distance between the house and the road. The lawn is edge with pretty well-kept borders.

The rear garden steps up to a lawned area and then extensive vegetable beds to the rear area overlooking the fields behind. Three well stocked greenhouses edge this area of well-tended vegetable beds interspersed with fruit trees.

To the left-hand side of the garden is the large mock Tudor Garden room. Currently used as a shed this large room has windows to the back and has a whitewashed and black beamed facade under a tiled roof with a multitude of uses.

The integral garage is to the left of the front door and has an up and over door.

The southwest facing roof to the back of the house has been fitted with solar panels which are approximately 10 years old.

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

LOCAL AUTHORITY - East Suffolk

Tax Band: D

EPC: TBC

Postcode: IP13 9EE

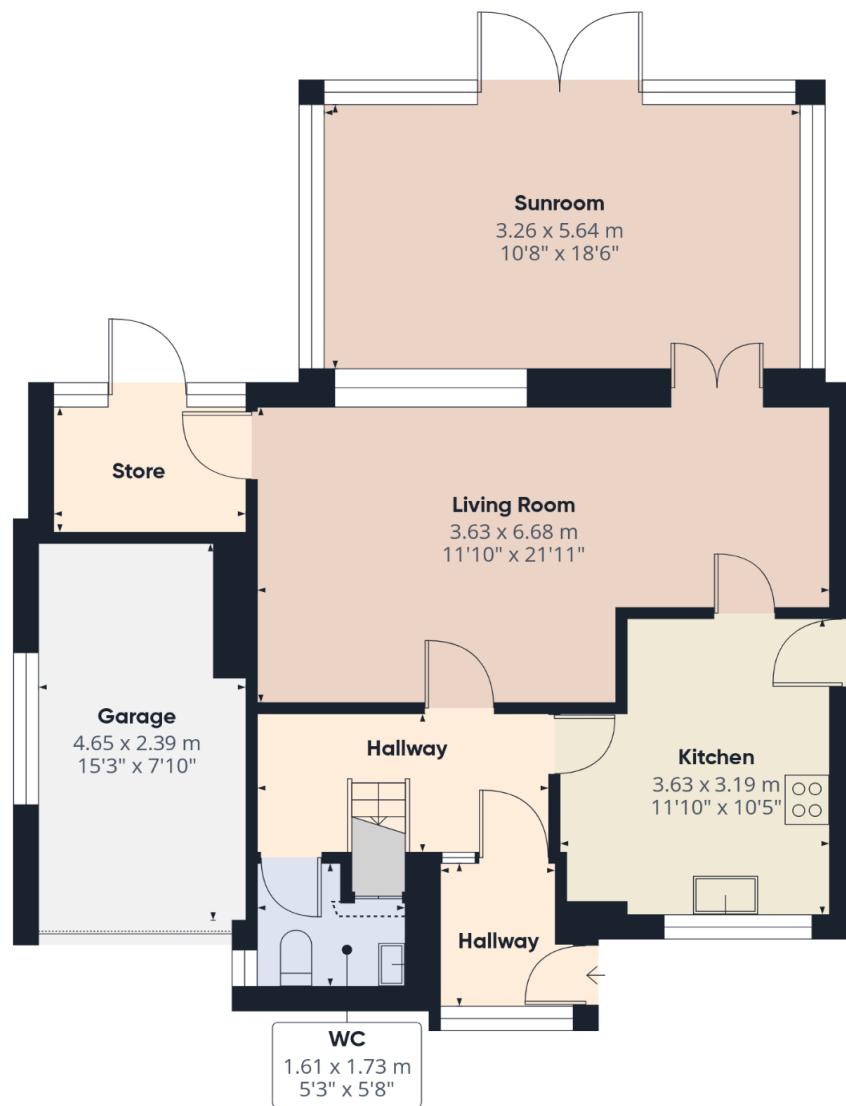
SERVICES: - Mains drains, water, gas and electricity, heating via radiators with gas boiler, electric underfloor heating to the conservatory. Solar Panels.

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

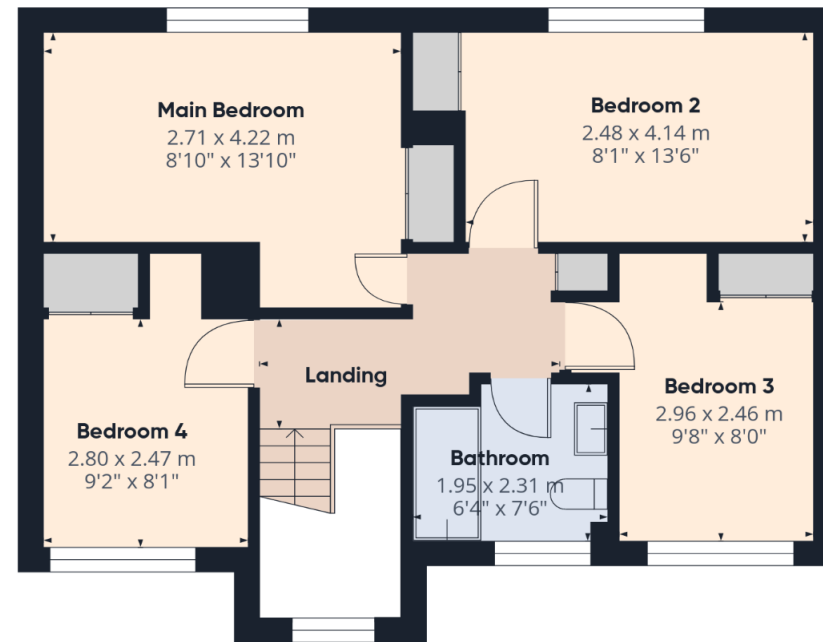
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







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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