



Haynings Mill, Framlingham, Suffolk



This charming brick built semi-detached house is set in a delightful position within walking distance of Framlingham town centre. Facing a wooded area with Framlingham Castle beyond. Three double bedrooms, main with ensuite. Two allocated parking spaces.

LOCATION 16 Haynings Mill is tucked away in a quiet position yet within easy walking distance of the town centre. 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 which 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 and is easily accessible by car.



INTERIOR - This attractive double fronted house has a panelled front door which leads into the Entrance Hall which gives access to both reception rooms and the stairs to the first floor. The cloakroom has a wc and a wash hand basin and is nestled adjacent to the stairwell. To the left of the hall a door leads into the Sitting Room which has a window to the front, a gas fire in a marble inset and hearth with a painted wooden surround and double doors which open into the conservatory at the rear which has a door leading directly into the courtyard. A further door leads into the kitchen. To the right of the hallway a door leads into the dining room with window to the front of the house and access directly into the kitchen. The kitchen has a good range of light wood base and wall units with integrated dishwasher, gas hob with stainless steel chimney extractor over and high-level double oven. The sink unit looks over the rear courtyard with access via the back door. There is space and plumbing for a washing machine and tall fridge/freezer. There is access to the understairs cupboard from the kitchen.

Upstairs there is a generous landing with a window overlooking the rear garden and an airing cupboard with hot water tank. The principal bedroom has a window overlooking the rear and fitted wardrobes and access into the ensuite shower room with toilet, pedestal basin and shower with obscured window to the front. There are two further double bedrooms to the front of the house, both with built-in wardrobes. The Family bathroom has a cream bathroom suite, with arched detail to the bath, matching toilet and wall hung basin with obscured window to the rear. This completes this versatile accommodation, tucked away in a lovely quiet position and would suit a variety of purchasers.

EXTERIOR - There is a delightful area of frontage which includes a landscaped area with lawns and mature borders and a seating area which adjoins close boarded fencing with an area of woodland beyond and views of Framlingham Castle. There is a public right of way to the side access gate out onto Castle Street. A side entrance to the right of the house has plenty of room for wheelie bins and a small shed and leads through to the rear courtyard which is hard landscaped with brick paving. The sunny courtyard has plenty of room for seating and pots with access into the house and conservatory and a rear gate which leads out onto the parking area with two allocated spaces.

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

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

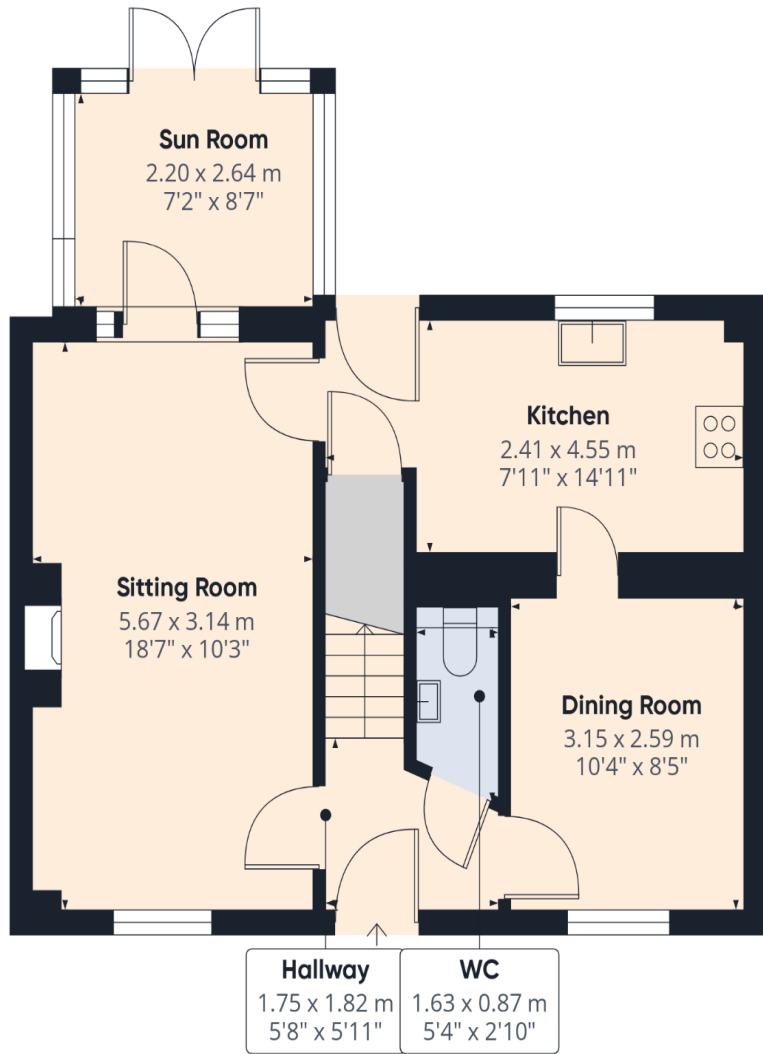
SERVICES Gas central heating, gas fire to sitting room, mains drains, water and electricity.

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

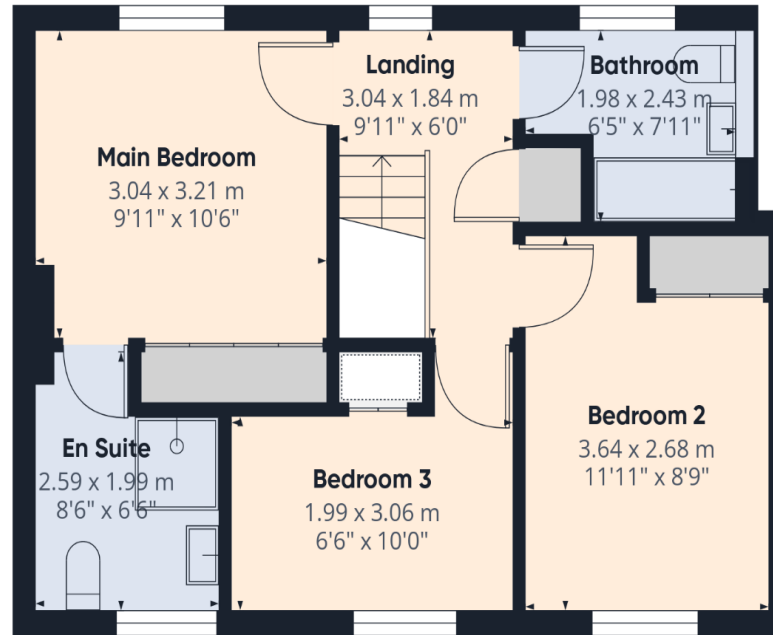
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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

Please note there is an electricity substation in the front garden to which access must be given.





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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