



Ashwell Avenue, Framlingham, Suffolk





An immaculately presented FOUR DOUBLE BEDROOM detached property located on a corner plot on the popular CASTLE KEEP development within easy walking distance of Framlingham. Landscaped garden, stylish kitchen/dining room, four double bedrooms, garage, two reception rooms. No Onward Chain.

LOCATION The property is located on the edge of the Castle Keep development and sits on a corner plot. The house is within walking distance of the Market Hill in Framlingham, which 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 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.



ASHWELL AVENUE - INTERIOR An Entrance Hall welcomes you into the property with a window to the front and a window into the back garden with practical Amtico style flooring which continues through to the kitchen/dining room. There is a useful understairs cupboard and cloakroom with basin and wc. To the right is the spacious sitting room with views to the front and double doors leading out to the rear garden. To the left is a further reception room with a window to the front which could make a super home office, snug or playroom. To the rear is the stylish open plan kitchen/dining room. The kitchen is fitted with a comprehensive range of cream gloss units with granite worktops with matching upstands and splashback. There is a range of integrated appliances to include dishwasher, washing machine and fridge freezer, plus double eye-level ovens and 5 ring gas hob with an extractor over. This bright room has windows to both sides plus double doors leading out to the patio and there is ample space for a generous dining table.

Stairs lead to the 1st floor with a spacious landing area. To the rear is the dual aspect main bedroom with space for generous wardrobes and en-suite shower room which is fully tiled with large shower, basin, wc and heated towel rail. The second bedroom is also dual aspect and there are two further double bedrooms (one currently used as a study) both with windows overlooking the front of the house. The family bathroom is fully tiled with a white bath with shower attachment, basin, wc, ladder style heated towel rail and obscured window.

This completes this stunning, immaculate property. Book a viewing today on 01728 724566.



ASHWELL AVENUE - EXTERIOR The house sits on a corner plot with an open aspect to the front. To the rear of the property is a block paved driveway with space to park two cars which in turn leads to the single garage. The garage has an up and over door with power and light connected.

The rear garden has been tastefully landscaped with large patio area ideal for outside entertaining and dining, exterior lighting scheme and Astro turf for easy maintenance.

We understand the property was completed in 2021, and benefits from 5 years remaining on the NHBC new home guarantee.

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

What3Words: ///heeding.froth.direction

LOCAL AUTHORITY - East Suffolk

Tax Band: E **EPC:** B

Postcode: IP13 9FX

SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout.

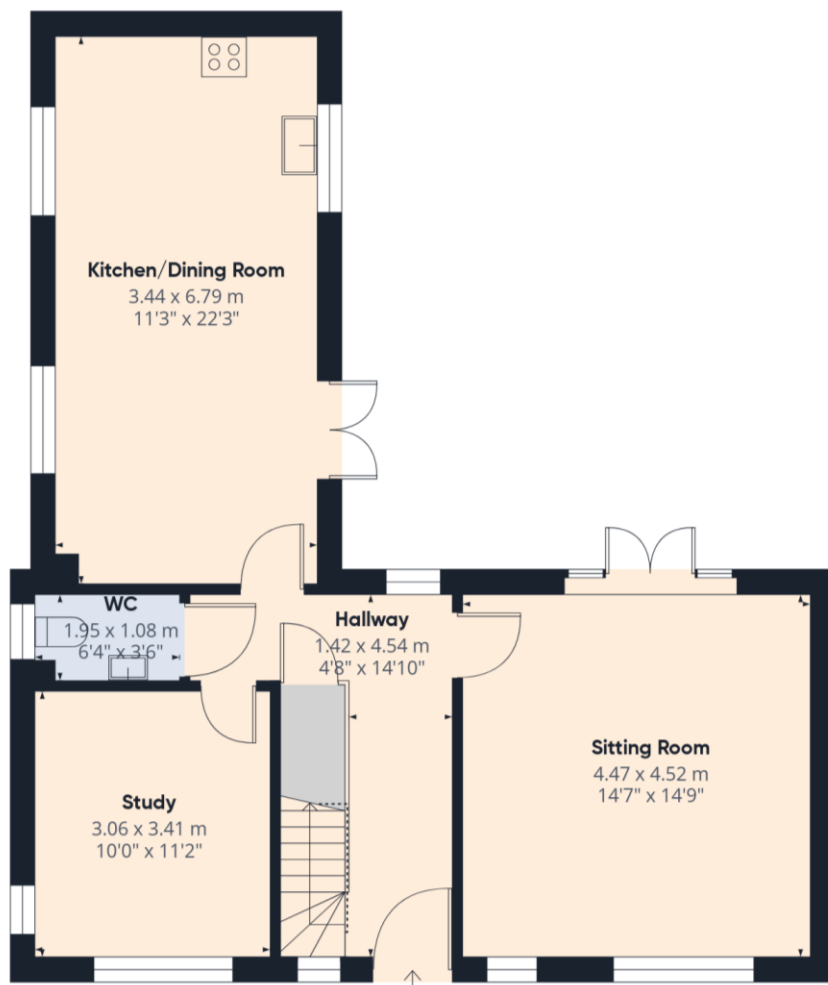
There is an annual estate charge payable towards the cost of the upkeep of the communal areas which is currently £300 per annum

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

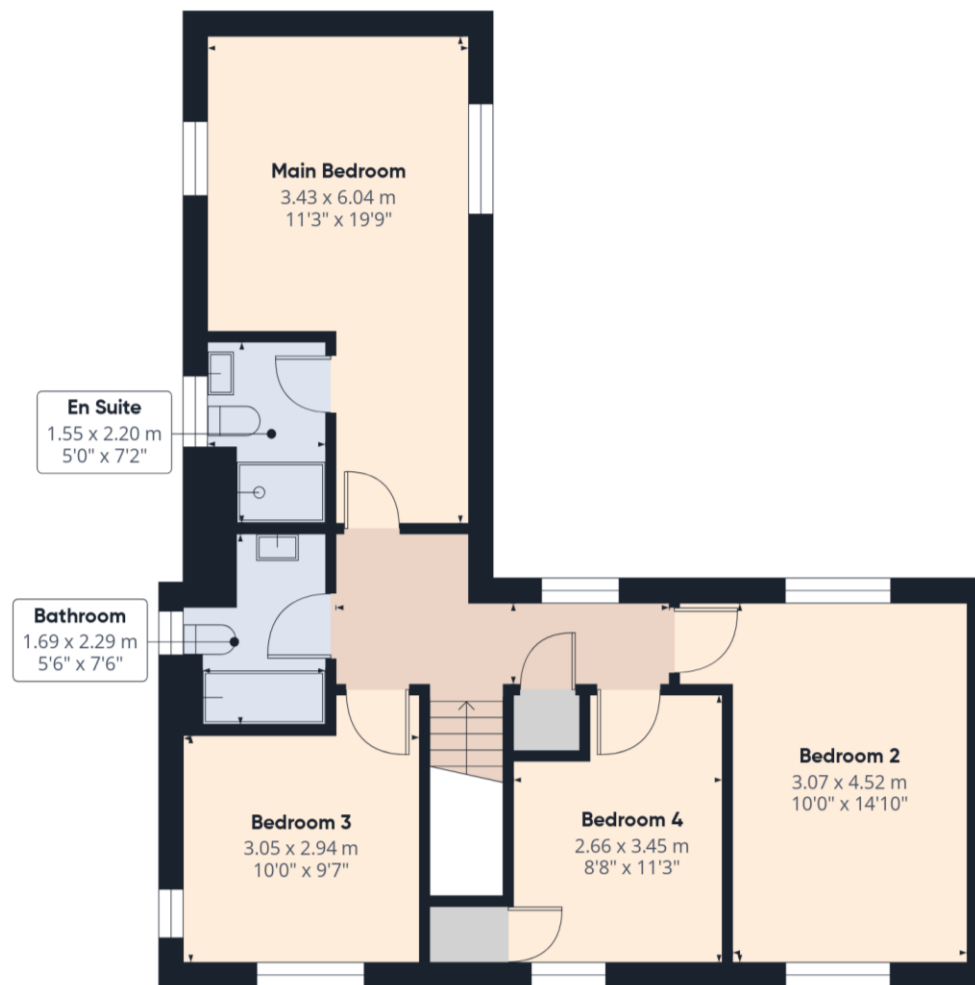
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Floor 0



Floor 1 Building 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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