



Victoria Mill Road, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



NEWLY REFURBISHED THROUGHOUT. Immaculately presented large family home in the heart of Framlingham. Stunning open plan kitchen/dinning/family room with French doors onto the garden. 4 large bright bedrooms, principal with ensuite shower room. New carpets throughout. **LARGE GARDEN WITH NEWLY BUILT HOME OFFICE.** Plenty of off road parking. **NO ONWARD CHAIN.**

LOCATION Victoria Mill Road is within walking distance of the town centre with field views to the front. 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 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.



- **Newly Refurbished**
- **New Carpets throughout**
- **Spacious 4 Bedroom Family Home**
- **Ensuite Shower Room**
- **Large Rear Garden**
- **Plenty of Off Road parking**

VICTORIA MILL ROAD - INTERIOR The front door opens into a small porch with hooks and space for coats and shoes and then directly through to the hallway with stairs rising to the first floor. There is light oak wood-effect Karndean style flooring throughout the hall and kitchen/dining/family room. To the right is the stunning double aspect kitchen/diner with new shaker style kitchen units which incorporate a range cooker, fridge freezer and dishwasher, inset sink overlooking the garden and a large central island with wooden worktop providing an inbuilt wine fridge space for bar stools and additional storage. There is a separate pantry to the side. The large front window with far reaching views is the ideal place for a large family dining table with open access to the family sitting room which is also double aspect with French doors onto the garden and a free-standing log burner.

A glazed door from the kitchen leads through to a rear lobby with a back door into the garden and access to the utility room with fitted units to match the kitchen, sink unit and space for washing machine and tumble dryer plus additional storage. A further door leads into the wet room with window to the rear, wc, wash basin and shower.

To the left of the hallway is a cosy snug which could also be used as a study, playroom or downstairs bedroom. Large window to the front of the house and a working chimney. Upstairs there is a spacious double bedroom to the front of the house with a small dressing area, a further large double with built in storage either side of the dormer window and a smaller very bright double bedroom to the front also with large dormer window. The principal bedroom is to the rear with a window overlooking the garden and contemporary ensuite shower room also with a window, WC, basin, shower and heated towel rail.

The stylish family bathroom is at the rear of the house with window overlooking the garden, L shaped bath with shower over, WC with concealed cistern and wash basin over a vanity unit.

This property would make an ideal family home and there is no onward chain. Early viewing highly recommended.



VICTORIA MILL ROAD - EXTERIOR The house is set back from the road and enjoys far reaching views over the road to the fields beyond. To the front of the property there is a wide driveway providing off road parking suitable for several cars. This area is awaiting new shingle which will be in situ very soon. To the right-hand side of the property there is access which leads via double gates into the rear garden should you require further parking or access for larger equipment.

To the rear of the property there is a large rear garden mainly laid to lawn with a patio area perfect for outside dining which runs the whole width of the property. To the rear of the garden is a self-contained home office and storage shed which is fully insulated and supplied with light, power and water. To the left of the home office is a store area. There is outside lighting and electricity points, and the garden is fully fenced and therefore child and dog friendly.

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

LOCAL AUTHORITY East Suffolk

Tax Band: C

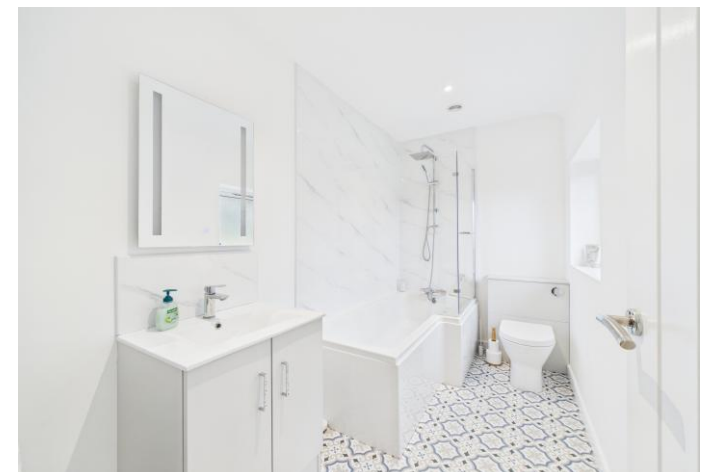
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Postcode: IP13 9EG

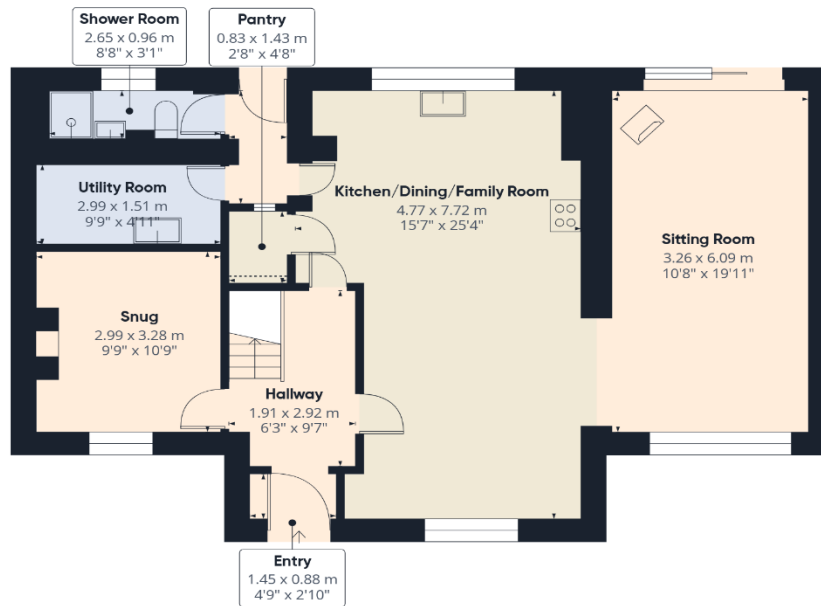
SERVICES Gas central heating throughout, mains water, drains and electricity. Please note the boiler is just a year old and there is new double glazing throughout the property.

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

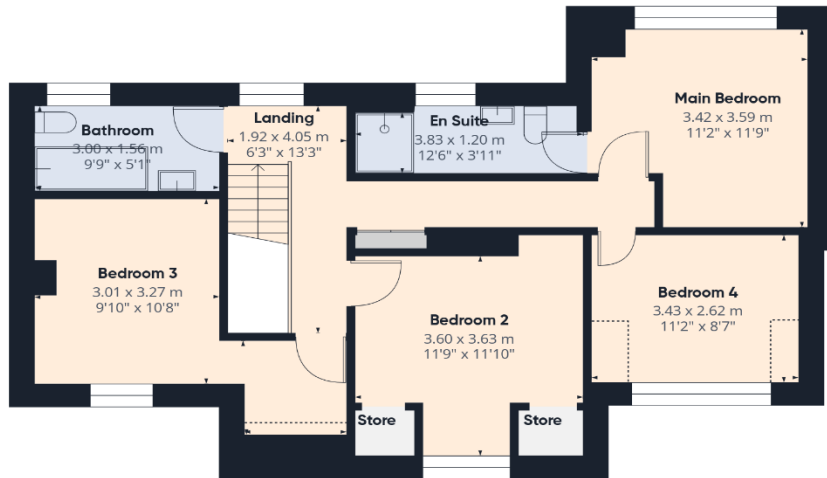
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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



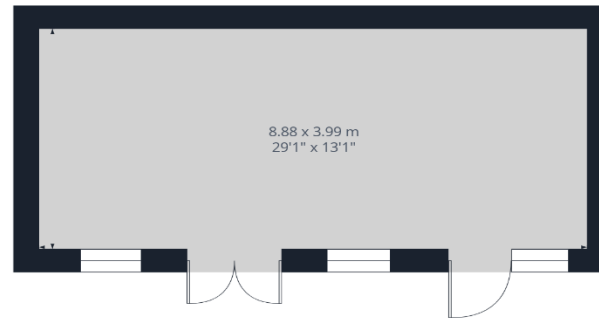




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

