



The Knoll, Framlingham, IP13 9DH

welcome to

The Knoll, Framlingham

We are proud to present this newly renovated three bedroom detached bungalow just a short walk from Framlingham centre. With open plan modern living space, three bedrooms, a contemporary shower room with separate cloakroom, and wraparound plot, plus potential to convert the loft (STPP).

Location

The property is within easy walking distance of all Framlingham has to offer including a good selection of independent shops and businesses, cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. Framlingham is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham, Woodbridge and Aldeburgh. The world famous Snape Maltings Concert Hall is within easy reach. There is also bird watching at the RSPB centre at Minsmere. Framlingham is a short drive from the coast, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford.

Accommodation Entrance Hall

Double glazed front door into the spacious entrance hall, with built in storage cupboard, airing cupboard housing wall mounted boiler, and loft hatch (with potential to convert STPP).

Kitchen / Dining / Living Room

21' max x 20' 8" max (6.40m max x 6.30m max)
Large open plan room with space for sofas and a dining table. Fully fitted kitchen with base level units and adjoining wooden worktop. Integral double oven, AEG induction hob, washing machine and dishwasher. Sink with mixer tap over and fitted water softener. Pantry cupboard. Breakfast bar. Double glazed windows to front, side and rear aspects, with double glazed sliding doors onto the raised patio area, perfect for alfresco dining.

Bedroom One

14' 1" x 10' 1" (4.29m x 3.07m)
Newly carpeted flooring. Radiator. Double glazed window to front aspect.

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)
Newly carpeted flooring. Radiator. Double glazed window to front aspect.

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)
Newly carpeted flooring. Radiator. Double glazed window to side aspect.

Bathroom

Two piece suite comprising of enclosed double shower and vanity wash hand basin with storage under. Heated towel rail. Obscure double glazed window to side aspect.

Cloakroom

Two piece suite comprising of low level WC and vanity wash hand basin with storage under. Obscure double glazed window to side aspect.

Outside Front Garden

Driveway providing off road parking leading to detached garage with power and light, and pedestrian side door. Wall enclosed gardens with various trees and shrubs. Steps to raised patio with access into living room.

Rear Garden

Wraparound, mostly paved, with various mature shrubs and planting, raised flower borders and gate for access.





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The Knoll, Framlingham

- No Onward Chain
- Fully Renovated Throughout
- Three Bedrooms
- Modern Shower Room & Cloakroom
- Kitchen / Dining / Living Space

Tenure: Freehold EPC Rating: D

£375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
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