



Fulchers Field, Framlingham, IP13 9HT



welcome to

Fulchers Field, Framlingham

A delightful four bedroom detached house in Framlingham, offering spacious living areas, a dedicated home office, large driveway with double garage, enclosed rear garden and a prime location. Presenting an opportunity to enjoy modern living in a charming setting.

Location

The property is within easy walking distance to the market town of Framlingham with all that it has to offer including a comprehensive selection of independent shops and business from cafes, restaurants, pharmacists, antique emporiums, travel agents, hairdressers, delicatessens through to DIY stores. You also have convenient access to the doctor's surgery, vets, solicitors, banking facilities, sports and leisure activities, the impressive Crown Hotel and a large Co-Operative Supermarket.

There are good schools in area: Robert Hitcham's CEVA Primary School, Thomas Mills High School and the esteemed Framlingham College est. 1864. There are four churches including the historic St. Michael's home to the Howard Family and the magnificent castle with connections to Mary Tudor just before she took the throne.

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, the Peter Pan inspired Thorpeness Boating Lake and Orford.

Accommodation

Entrance Hall

Wooden flooring. Radiator. Fitted matwell.

Cloakroom

Two piece suite comprising of low level WC and vanity wash hand basin. Heated towel rail. Obscure double glazed window to front aspect.

Study

8' 10" x 7' 10" (2.69m x 2.39m)
Carpeted flooring, Radiator. Bespoke shelving. TV Aerial Point. Double glazed bay window to front aspect.

Living Room

15' 7" x 14' 4" (4.75m x 4.37m)
Carpeted flooring. Gas coal fire to remain. Two radiators. TV Aerial point. Double glazed bay window to front aspect. Glass doors into:-

Dining Room

13' 4" x 9' 3" (4.06m x 2.82m)
Carpeted flooring. Radiator. Double glazed sliding doors into rear garden.

Kitchen

13' x 9' (3.96m x 2.74m)
Fitted kitchen with matching base and eye level units and adjoining worktop. Integrated double electric oven. Integrated gas hob with extractor hood over. One and a quarter sink with pull out spray mixer tap over. Space for dishwasher and freezer. Tiled splashbacks. Extractor fan. Double glazed window to rear aspect. Open into:-

Dining / Breakfast Area

7' 10" x 7' (2.39m x 2.13m)
Space for table. Double glazed window and door to rear garden.





Utility Room

7' 10" x 5' 4" (2.39m x 1.63m)
Matching base and eye level units with adjoining worktop. Space for washing machine, tumble dryer and fridge/freezer. Enclosed wall mounted boiler. Double glazed door to side. Access to loft space with proven potential to convert to additional upstairs room (STPP).

Landing

Carpeted flooring. Radiator. Airing cupboard. Loft hatch.

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)
Carpeted flooring. Fitted wall of wardrobes. Double glazed windows to side and front aspects. Access into:-

Ensuite

Three piece suite comprising of enclosed tiled shower, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan. Obscure double glazed window to side aspect.

Bedroom Two

13' 1" x 9' 4" (3.99m x 2.84m)
Carpeted flooring. Radiator. Double glazed window to rear aspect.

Bedroom Three

10' 3" x 7' 6" (3.12m x 2.29m)
Carpeted flooring. Fitted wardrobe. Radiator. Double glazed window to front aspect.

Bedroom Four

9' 6" x 7' 7" (2.90m x 2.31m)
Carpeted flooring. Radiator. Double glazed window to rear aspect.

Bathroom

Three piece suite comprising of enclosed tiled bath with shower over, low level WC and pedestal wash hand basin. Radiator. Extractor fan. Obscure double glazed window to side aspect.

Loft Space

Partly boarded with pull down ladder, power and light. Potential to convert (STPP).

Outside

Front Garden

Two front garden sections:

The first being laid to lawn with an established flowering shrub in front of the garage, with potential for a third garage or driveway.

The second being of a generous size, partly laid to lawn with large driveway for multiple vehicles and access to:-

Double Garage

17' 5" x 16' 4" (5.31m x 4.98m)

Two up and over doors, power and light throughout.

Rear Garden

Fence enclosed, mostly laid to lawn with various mature trees and shrubs throughout. Patio area. Large shed to remain, with power and light.



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welcome to

Fulchers Field, Framlingham

- Detached House With Four Good Sized Bedrooms
- Contemporary Colour Schemes & Carpets
- Ideal Dedicated Home Office
- Ample Parking & Double Garage
- Sufficient Storage Throughout

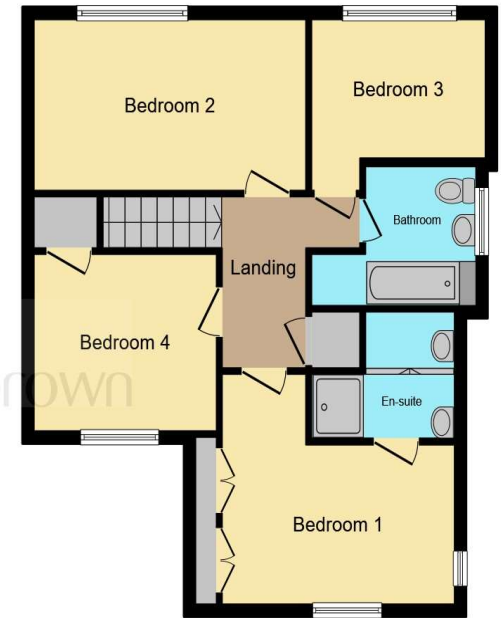
Tenure: Freehold EPC Rating: C

offers in the region of

£518,500



Ground Floor



First Floor

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:
FLH104391 - 0011

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