



Baines Way, Framlingham, IP13 9FT



welcome to

Baines Way, Framlingham

A three bedroom townhouse, situated just a short walk from Framlingham's Market Hill, providing easy access to all local amenities, transport links and schools. A generous family home, with off road parking for up to three cars, a single garage and enclosed south facing garden.

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, Sir 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 composite entrance door into entrance hall. Radiator. Stairs to first floor with large storage cupboard under, currently housing tumble dryer.

Cloakroom

Two piece suite comprising of low level WC and pedestal wash hand basin with tiled splashback. Radiator. Extractor fan.

Kitchen, Dining Room

11' 3" max x 9' 10" (3.43m max x 3.00m)
Matching base and eye level units with adjoining worktop. Integrated double electric oven with gas hob and extractor hood over. Integrated fridge, freezer, washing machine and slimline dishwasher. One and a quarter sink with mixer tap over. Radiator. Space for table and chairs. Double glazed window to front aspect.

Living Room

15' 7" x 12' 1" (4.75m x 3.68m)
Carpeted flooring. Radiator. Double glazed French doors into garden with windows either side.

Landing

Carpeted flooring. Radiator.

Bedroom Two

13' 8" x 11' (4.17m x 3.35m)
Carpeted flooring. Radiator. Fitted wardrobes with sliding mirrored doors. Two double glazed windows to rear aspect.

Bedroom Three

9' 5" x 8' 4" (2.87m x 2.54m)
Carpeted flooring. Radiator. Double glazed window to front aspect.

Bathroom

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Tiled walls. Heated towel rail. Extractor fan.

Lobby

Carpeted flooring. Radiator. Stairs to second floor.





Bedroom One

15' 4" x 10' 6" (4.67m x 3.20m)
Carpeted flooring. Fitted wardrobes with mirrored doors. Radiator. Double glazed window to front aspect with sunrise views and roof window to rear aspect. Access into:-

En-Suite

Three piece suite comprising of fully tiled enclosed double shower, low level WC and vanity wash hand basin. Heated towel rail. Extractor fan. Roof window to rear aspect.

Outside

Front Garden

Landscaped with pathway to front door. Driveway to side providing off road parking for up to three cars.

Rear Garden

Fence enclosed, mostly laid to lawn with patio area, and decking area to the rear of the garage. Gate providing access to driveway. Outside tap. Fitting for an outside light.

Garage

With up and over door, power and light.

Agents Note

There is a communal maintenance charge of approximately £186.87 per annum.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage



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Baines Way, Framlingham

- Guide Price- £340,000-£350,000
- 5 Years Remaining On New Build Warranty
- Approximately 1,180 Square Feet
- En-Suite To Principal Bedroom
- Kitchen/Dining Room

Tenure: Freehold EPC Rating: B

guide price

£340,000 - £350,000



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:
FLH104855 - 0011

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