



Dowsing Road, Framlingham, IP13 9FJ



welcome to

Dowsing Road, Framlingham

This detached family home has so much to offer, being only five years old set within a desirable position in Framlingham. The downstairs accommodation offers fantastic family space with open plan kitchen/dining. The first floor features four bedrooms, en-suite and family bathroom.

Entrance Door Into:-

Entrance Hall

Carpeted flooring. Stairs to first floor.

Living Room

13' 2" x 10' 9" (4.01m x 3.28m)

Carpeted flooring, radiator and double glazed window to front aspect.

Reception Room

10' 9" x 9' 10" (3.28m x 3.00m)

Carpeted flooring, radiator and double glazed window to front aspect.

Kitchen, Dining Room

20' 3" x 9' 5" (6.17m x 2.87m)

Fully fitted kitchen with matching base and eye level units with adjoining worktop. Integrated double electric oven, gas hob with extractor hood over, fridge/freezer and dishwasher. One and a quarter sink with mixer tap over. Radiator. Double glazed window and French doors to rear aspect.

Utility Room

6' 2" x 5' 2" (1.88m x 1.57m)

Base level units with adjoining worktop. Integrated washer/dryer and wine fridge. Radiator. Double glazed door to rear aspect.

Cloakroom

Two piece suite comprising of low level WC and wash hand basin. Radiator and obscure double glazed window to side aspect.

Landing

Carpeted flooring, storage cupboard and double glazed window to side aspect.

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Carpeted flooring, radiator, double glazed window to rear aspect and access into:-

En-Suite

Three piece suite comprising of enclosed tiled shower, low level WC and pedestal wash hand basin. Extractor fan, radiator and obscure double glazed window to rear aspect.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Carpeted flooring, radiator and double glazed window to front aspect.

Bedroom Three

9' 10" x 9' (3.00m x 2.74m)

Carpeted flooring, radiator and double glazed window to front aspect.

Bedroom Four

8' 2" x 7' 8" (2.49m x 2.34m)

Carpeted flooring, radiator and 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, extractor fan, heated rail and obscure double glazed window to rear aspect.





Outside

Front Garden

Shingle driveway to allow off road parking for two cars and access to garage, laid to lawn with pathway to front door.

Garage

19' 6" x 9' 9" (5.94m x 2.97m)

Up and over door with storage space within pitched roof.

Rear Garden

East facing, fence enclosed, mostly laid to lawn with pathway and gate to provide access to front.

Agents Note

There is a communal maintenance charge of approximately £180 per annum.



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welcome to

Dowsing Road, Framlingham

- Detached Family Home
- En-Suite To Principal Bedroom
- Three Further Bedrooms With First Floor Bathroom
- Open Plan Kitchen/Dining Room
- Two Further Reception Rooms

Tenure: Freehold EPC Rating: B

£425,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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