



**Station Road, Framlingham, IP13 9EE**



**welcome to**

## **Station Road, Framlingham**

With its blend of period charm and beautifully presented interior, this three-bedroom detached cottage offers a sanctuary of comfort and tranquillity, perfect for those seeking a slice of country living without compromising on convenience.

### **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**

Front aspect door, radiator, carpet, stairs leading to the first floor and doors to;

#### **Reception Room**

13' x 12' 7" ( 3.96m x 3.84m )

Dual aspect double glazed windows, fireplace with open fire, radiator, carpet, under stairs storage cupboard, tv and telephone points.

#### **Lounge**

13' x 12' 7" ( 3.96m x 3.84m )

Front aspect double glazed window, radiator, carpet, tv and telephone points. Door to;

#### **Kitchen/ Diner**

17' 4" x 8' 11" ( 5.28m x 2.72m )

Side aspect double glazed window and door leading out into the rear garden. Fitted kitchen with wall and base units, butler sink with inset drainer, tiled splash back, work surfaces, wall mounted boiler, integrated dishwasher and oven with ceramic hob, spaces for washing machine and full height fridge/freezer.

#### **Dining Room/ Bedroom**

15' 3" x 8' 6" ( 4.65m x 2.59m )

Side aspect double glazed windows and french doors leading out into the garden, wooden effect flooring, radiator, recessed spot lights and door to;

#### **Shower Room**

Walk in shower cubicle with fully plumbed shower, low level flush wc, pedestal wash hand basin, part tiled walls and tiled flooring.

#### **Landing**

Carpet, loft hatch, wall mounted lighting and doors to;





### **Bedroom One**

13' 2" x 12' 8" ( 4.01m x 3.86m )

Two side aspect double glazed windows, front aspect double glazed window, over the stairs storage cupboard, carpet and radiator.

### **Bedroom Two**

12' 8" x 11' 11" ( 3.86m x 3.63m )

Front aspect double glazed window, over the stairs storage cupboard, two fitted double wardrobes, radiator and carpet.

### **Bedroom Three**

8' 11" x 6' 5" Max ( 2.72m x 1.96m Max )

Side aspect double glazed window, radiator and carpet.

### **Bathroom**

Rear aspect double glazed window, part panelled walls, wash hand basin in vanity unit, wc, roll top bath with mixer taps and shower attachment, tiled flooring, under floor heating and airing cupboard.

### **Outside**

To the front of the property is a small garden enclosed via hedging and and iron gate with steps leading to the front door. To the side of the property is off road parking.

The rear garden is mainly laid to lawn over two tiers, raised flower beds, two garden sheds, shingled pathway leading through the garden to the parking area and enclosed via fencing.

### **Services**

Mains Drainage  
Mains Gas  
Mains Water  
Mains Electricity

**Council Tax Band: D**



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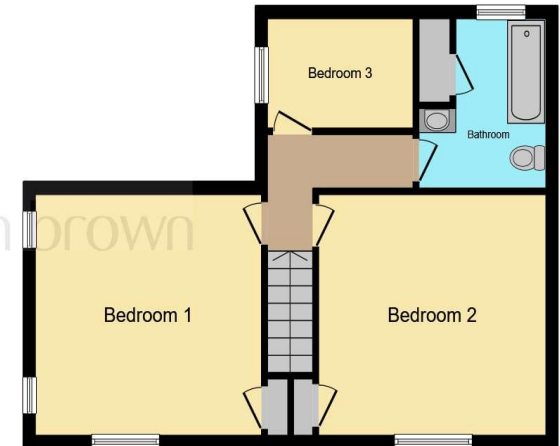
- Detached Cottage Filled With Period Elegance
- Open-Plan Kitchen/Dining Room
- Two Spacious Reception Rooms
- Reception Room That Could be Effortlessly Converted Into A Fourth Bedroom With Shower Room
- Three Bedrooms & Main Bathroom

Tenure: Freehold EPC Rating: D

**£525,000**



Ground Floor



First Floor

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