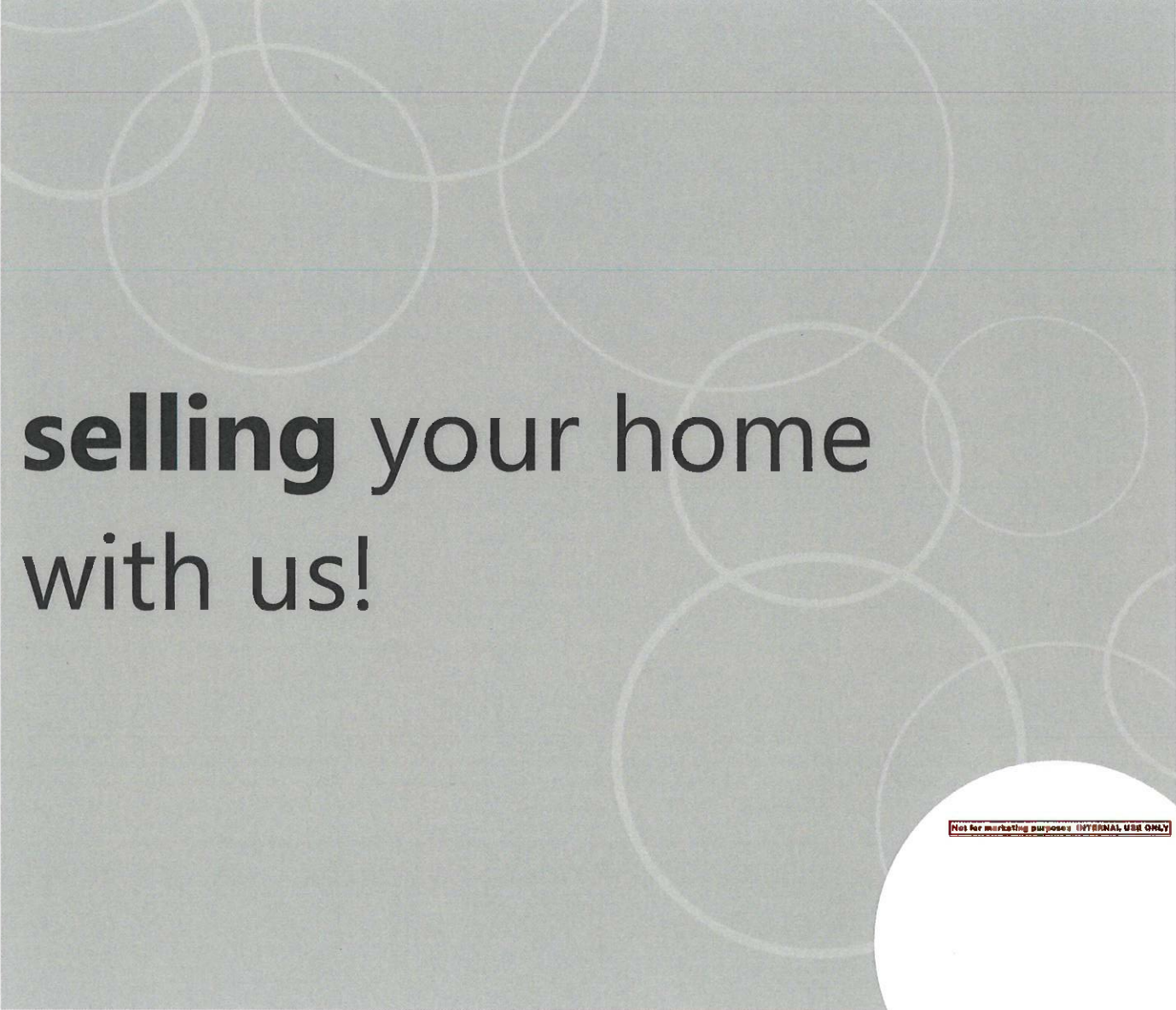


# property details **approval form**

35 The Mowbrays, Framlingham, Woodbridge, Suffolk, England, IP13 9DL

**Date:** 09 May 2024

**Property Ref and Version:** FLH104057 - 0004



# selling your home with us!

Not for marketing purposes (INTERNAL USE ONLY)

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> price

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£400,000

Tenure: Freehold

## >> key features

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- > Detached Family House
- > Two Reception Rooms
- > Modern Kitchen/Breakfast Room
- > Planning Permission For Single-Storey Extension
- > Three First Floor Bedrooms
- > First Floor Family Bathroom & Ground Floor Cloakroom
- > Garage & Off Road Parking
- > Refurbished Throughout With Triple Glazing
- > EPC Rating: C

## >> short description

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A spacious detached family home occupying a cul de sac position on the much sought after Mowbrays development. The property benefits from two reception rooms, kitchen/breakfast room, conservatory, three bedrooms, good sized rear garden and garage with off road parking.

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## >> long description

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Welcome to this refurbished three bedroom detached house in the charming town of Framlingham. This property boasts a contemporary design and has undergone a complete refurbishment, ensuring a modern and stylish living space.

As you step inside, you'll be greeted with two spacious reception rooms, providing ample space for relaxation and entertainment. The interiors have been tastefully decorated, incorporating a blend of neutral tones and elegant finishes, creating a warm and inviting atmosphere. To add to the cosy ambiance, a charming ~~log~~ *multifuel* burner graces the living area, creating a focal point and providing warmth during the colder months.

The modern kitchen is a true highlight of this home, featuring sleek countertops and a convenient breakfast bar where you can enjoy your morning coffee or gather with family and friends. It offers the perfect space for culinary enthusiasts.

The property further benefits from a delightful South-facing enclosed rear garden, providing a private sanctuary to unwind and enjoy outdoor activities. With its well-maintained lawn, vibrant flower beds and patio area, it is an ideal space for Summer barbecues.

For convenience, the house offers off road parking and a garage, ensuring ample space to securely park your vehicles.

Additionally, the renovation throughout with triple glazing guarantees excellent insulation and noise reduction, enhancing the energy efficiency and creating a peaceful living environment.

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## >> room description

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### 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 Porch

Front door providing access into porch, with triple glazed front access window, access to cloakroom and into entrance hall.

#### Cloakroom

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

#### Entrance Hall

Stairs to first floor with understairs cupboard and two radiators.

#### Living Room

16' 9" x 13' 5" ( 5.11m x 4.09m )

Two side aspect triple glazed windows with fitted shutters, double glazed patio door into conservatory, fire place with log burner, two radiators, usb sockets, TV and telephone points.

multifuel

#### Dining Room

11' x 9' 8" ( 3.35m x 2.95m )

Dual aspect triple glazed windows to front and side, with fitted shutters and radiator.

#### Kitchen

14' x 9' 7" ( 4.27m x 2.92m )

Three triple glazed windows to front and rear aspects, fully fitted kitchen with matching base and eye level units with adjoining worktop, breakfast bar, ceramic butler sink with drainer, tiled splashbacks, space for range style electric oven with gas hob and extractor hood over, radiator, integrated washing machine and dishwasher, space for fridge/freezer and USB sockets.

#### Conservatory

South facing, timber construction, double glazed windows surround, double glazed french doors leading out to the rear garden, wall lights, radiator and tiled floor. Door between lobby from kitchen and conservatory.

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## >> room description

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### Landing

Rear aspect triple glazed window, loft access and doors to;

### Bedroom One

13' 7" x 8' 9" ( 4.14m x 2.67m )

Two front aspect triple glazed windows with shutters, built in wardrobe, radiator and USB sockets.

### Bedroom Two

11' x 10' 1" ( 3.35m x 3.07m )

Dual aspect triple glazed windows with fitted shutters, vanity sink, radiator and USB sockets.

### Bedroom Three

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

Rear aspect triple glazed window and radiator.

### Bathroom

Side aspect triple glazed window, P shaped bath with shower over, part tiled walls, low level flush wc, wash hand basin in vanity unit, boiler cupboard, heated towel rail and heated electric mirror with shaver point.

### Loft Space

With pull down ladder, light and partly-boarded.

### Outside

#### Front Garden

Mostly laid to lawn with mature shrub borders, cherry tree, paved pathway leading to the rear garden and access to the garage.

#### Rear Garden

Fence enclosed South facing, mainly laid to lawn with mature shrub borders, paved patio area making this the perfect spot for relaxing and entertainment throughout the year and side access to the driveway.

#### Garage

19' 5" x 8' 2" ( 5.92m x 2.49m )

Up and over door, rear aspect double glazed windows, side aspect single glazed door, loft storage, power and light.

### Agents Note

The current owners are in receipt of fully granted <sup>plans.</sup> ~~planning permission~~ for a single-storey extension to rear, creating an open kitchen/dining space, utility room and ground floor shower room. Please enquire for more details.

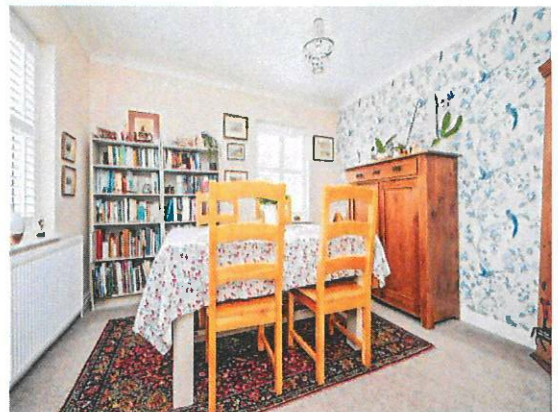
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## >> property images



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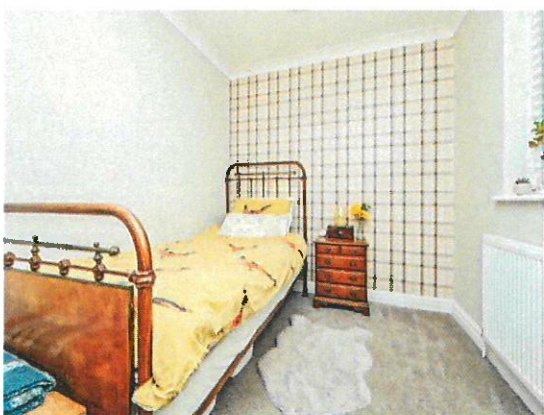
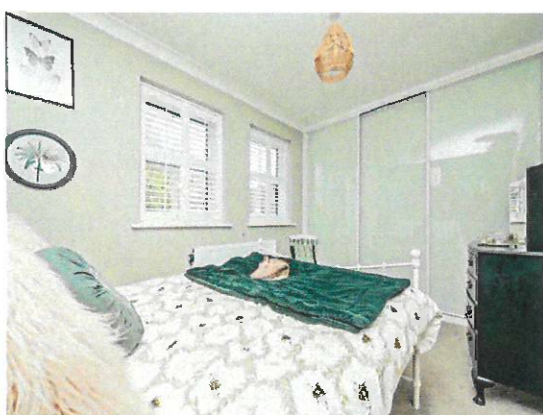
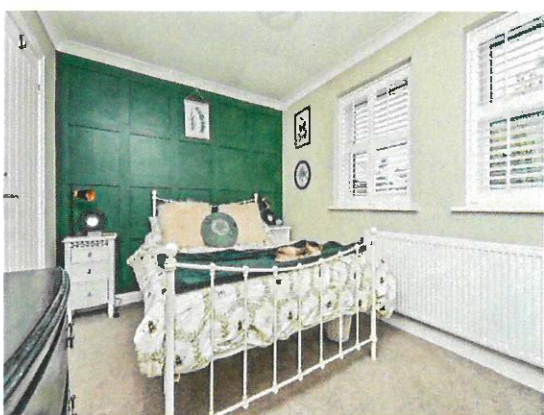
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## >> floor plan



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](http://www.focalagent.com)

## >> approval

	Signature	Date
Charlotte Roberts		11-5-2024.
Mr & Mrs Stocks		11/05/2024

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