



**Victoria Mill Road, Framlingham, IP13 9EG**





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## **Victoria Mill Road, Framlingham**

This detached property is situated perfectly for easy access into Framlingham town centre, local amenities and schools. It features two bedrooms, one double and one single, living space offers separate lounge and an open plan kitchen/diner overlooking an enclosed garden.

### **Location**

The property is within 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 Hall**

Entrance door leading into hallway with fitted matwell, storage cupboard, airing cupboard housing wall mounted boiler and loft hatch.

#### **Kitchen, Dining Room**

16' 5" x 9' 6" ( 5.00m x 2.90m )

Base and eye level units with adjoining granite effect worktop, integrated double oven with four ring gas hob and extractor hood, sink with mixer tap over. Space for washing machine, tumble dryer, dishwasher and fridge/freezer. Tiled flooring and splashbacks. Radiator. Space for dining table. Double glazed bay window to front aspect and double glazed window to side aspect.

#### **Living Room**

14' 4" x 12' 9" ( 4.37m x 3.89m )

Carpeted flooring, two radiators and gas fire. Double glazed bay window to side aspect. Bifolding doors into sun room.

#### **Sun Room**

14' 10" x 12' 4" max ( 4.52m x 3.76m max )

Underfloor heating with additional electric heater. Double glazed windows surround with sliding doors into rear garden.

#### **Bedroom One**

12' 10" x 12' 2" ( 3.91m x 3.71m )

Carpeted flooring, radiator, fitted wardrobe and additional walk in wardrobe. Double glazed window to front aspect. Access into:-

#### **En-Suite**

Three piece suite comprising of double tiled shower, low level WC and pedestal wash hand basin. Tiled walls, extractor fan, heated rail and obscure double glazed window to rear aspect.

#### **Bedroom Two**

8' 9" x 8' 7" ( 2.67m x 2.62m )

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

#### **Bathroom**

Three piece suite comprising of enclosed bath, low level WC and pedestal wash hand basin. Tiled walls, radiator, extractor fan and obscure double glazed window to rear aspect.





## Outside

### Garage

16' 11" x 10' 7" ( 5.16m x 3.23m )  
With power and light, up and over door, a window and door into rear garden, and loft storage.

### Front Garden

Shared entrance driveway allows access to off road parking for up to three cars. Landscaped plants and shrubs to front with path to front door. Gate providing access to rear garden.

### Rear Garden

Enclosed rear garden mostly laid to lawn with various mature trees, shrubs and flowers throughout, with additional patio areas.

### Services

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas



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## **Victoria Mill Road, Framlingham**

- Detached Bungalow Within Framlingham
- Open Plan Kitchen/Dining Room
- Additional Living Room & Sun Room
- Two Bedrooms
- En-Suite & Family Bathroom

Tenure: Freehold EPC Rating: C

# £360,000



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)

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william h brown



**01728 723923**



[Framlingham@williamhbrown.co.uk](mailto:Framlingham@williamhbrown.co.uk)



26 Market Hill, Framlingham, WOODBRIDGE,  
Suffolk, IP13 9AN



[williamhbrown.co.uk](http://williamhbrown.co.uk)