



Briscoe Way, Framlingham Woodbridge IP13 9JZ



welcome to

Briscoe Way, Framlingham Woodbridge

Situated within the charming market town of Framlingham, this well presented detached former show home boasts three bedrooms, family bathroom, en-suite shower room, fitted wardrobes and storage, open plan kitchen/diner, lounge with wood burner and garage with off road parking for two vehicles.

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, 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 composite door, Grey Porcelanosa Chester Leno Porcelain tiles with wood effect, radiator, stairs leading to the first floor and doors to;

Cloakroom

Low level flush wc, wash hand basin with tiled splash back, radiator and Grey Porcelanosa Chester Leno Porcelain tiles with wood effect.

Lounge

18' 3" x 10' 10" (5.56m x 3.30m)
Dual aspect double glazed windows with fitted blinds, carpet, fireplace with brick hearth housing a wood burning stove, two radiators, tv and telephone points.

Kitchen/ Diner

18' 2" x 16' 10" (5.54m x 5.13m)
Dual aspect double glazed windows, rear aspect double glazed door and side aspect double glazed french doors leading out in the garden. Fitted kitchen and utility area comprising woodgrain 5 piece shaker wall and base units, Granite MBP Luzon White Work surfaces, upstands and sill, inset stainless steel one and a quarter bowl, understairs storage cupboard, under cabinet lighting in utility area, Prima Formica splashback, recessed spot lights, radiator, Grey Porcelanosa Chester Leno Porcelain tiles with wood effect, integrated appliances including fridge/freezer, dishwasher, washing machine, microwave, electric oven and gas hob with extractor hood.





Landing

Rear aspect double glazed window, radiator, carpet, loft hatch, airing and storage cupboards. Doors to;

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)

Front aspect double glazed window, radiator, carpet, fitted wardrobe and door to;

En-Suite

Front aspect double glazed window with fitted blinds, low level flush wc, wash hand basin with tiled splash back, double shower cubicle with plumbed shower and full tiled walls, part tiled walls, radiator, extractor fan and Porcelanosa Rodano Caliza tiled flooring.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

Front aspect double glazed window, radiator, carpet and fitted wardrobe.

Bedroom Three

9' 11" x 6' 10" (3.02m x 2.08m)

Side aspect double glazed window, radiator and carpet.

Bathroom

Side aspect double glazed window with fitted blinds, low level flush wc, wash hand basin with tiled splash back, panelled bath with mixer taps and shower attachment, part tiled walls, radiator, extractor fan and Mirage Cream Porcelanosa floor tiles.

Outside

To the rear of the property is a paved patio area making this a great spot to relax and dine in throughout the summer months, laid to lawn area with mature planted flower beds, waterproof power sockets, fitted water softener, outside lighting, garden tap, paved pathway leading to the garage and studio. The studio/office benefits from double glazed windows, french doors, recessed down lights and power.

Garage

A single garage which is larger than the standard size providing more space for a variety of purposes. Up and over door, side aspect door, power and light.

Services

Mains Gas
Mains Electricity
Mains Water
Mains Drainage

Council Tax Band: D



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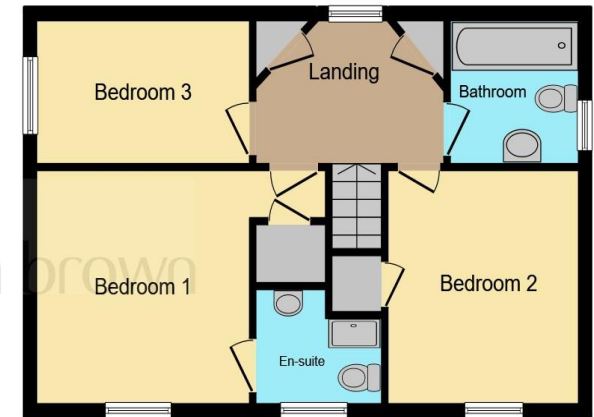
- Well Presented Detached Former Show Home
- Lounge With A Wood Burning Stove
- Kitchen/ Diner With Integrated Appliances
- Family Bathroom And Ground Floor Cloakroom
- Master Bedroom With En-Suite And Fitted Wardrobe
- Two Further Bedrooms, One With A Fitted Wardrobe
- Enclosed Garden With A Studio/Office
- Single Garage With Off Road Parking For Two Vehicles

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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