



Baines Way, Framlingham Woodbridge IP13 9FT

welcome to

Baines Way, Framlingham Woodbridge

Situated in Framlingham, this charming townhouse features a large lounge with French doors to garden, integrated kitchen and cloakroom. The first floor has 2 bedrooms and a bathroom, while the top floor offers a master with en-suite. Outside offers off-road parking, garage *NHBC Warranty remaining*

Baines Way

Nestled in the charming village of Framlingham, this delightful townhouse boasts modern living with a touch of serenity. The ground floor features an integrated kitchen that seamlessly flows into a spacious lounge area, enhanced by French doors that invite natural light and provide easy access to the beautifully enclosed rear garden. A convenient cloakroom adds functionality to this level.

Moving to the first floor, you will find two well-proportioned bedrooms along with a family bathroom, perfect for both family and guest accommodation. The top floor is dedicated to a luxurious master bedroom, complete with an en-suite bathroom and fitted wardrobes, offering both privacy and ample storage.

Externally, the property is complemented by an enclosed rear garden with a lovely patio area, ideal for outdoor gatherings. It also provides side access leading to off-road parking and a garage situated at the front of the house, ensuring ample space for vehicles.

This townhouse is well presented throughout and comes with the benefit of an NHBC warranty remaining, making it a perfect choice for those seeking a peaceful village lifestyle with modern conveniences.

Framlingham

Framlingham is a charming village in Suffolk, England, known for its beautiful countryside, rich history, and vibrant community. It features well-preserved architecture alongside modern amenities.

The standout attraction is Framlingham Castle, a magnificent example of Norman architecture from

the late 12th century. The castle once sheltered Mary Tudor before she became queen. Visitors can explore its ramparts, enjoy panoramic views, and engage with interactive historical exhibits.

With narrow streets, quaint cottages, and a friendly atmosphere, Framlingham embodies quintessential English charm. The village centre offers independent shops, cozy cafes, and traditional pubs, making it a delightful place to explore.

Local attractions include St. Michael's Church, known for its Gothic architecture, and Framlingham Mere, perfect for walking and birdwatching. The Framlingham Farmers' Market is popular for fresh produce and artisan goods.

Framlingham is a lively community hosting events like the Framlingham Country Show, music festivals, and local fairs, bringing residents and visitors together.

Framlingham offers a delightful mix of history, community, and countryside beauty, making it special for every visitor.

Entrance Hall

Understairs cupboard.

Cloakroom

Low level WC, hand wash basin, towel rail and extractor fan.

Lounge

12' 1" max x 15' 8" max (3.68m max x 4.78m max)
Double doors to rear and radiator.

Kitchen

11' 3" x 9' 11" max (3.43m x 3.02m max)

Double glazed window to front, wall and base units with work surfaces, sink & basin, oven, electric hob and extractor over, gas combi boiler, integrated fridge freezer, dish washer, washer and radiator.

Bedroom One

16' 11" max x 15' 7" max (5.16m max x 4.75m max)
Double glazed bay window, double glazed skylight, fitted wardrobe, radiator, TV point and carpeted flooring.

En-Suite

Double glazed skylight, shower cubicle, WC, hand wash basin, towel rail and extractor.

Bedroom Two

15' 9" max x 11' max (4.80m max x 3.35m max)
Two double glazed windows to rear, radiator and carpeted flooring.

Bedroom Three

9' 6" max x 8' 4" max (2.90m max x 2.54m max)
Double glazed window to front, radiator and carpeted flooring.

Bathroom

Bath unit with shower attachment over, WC hand wash basin, towel rail, extractor and tiled flooring.

Rear Garden

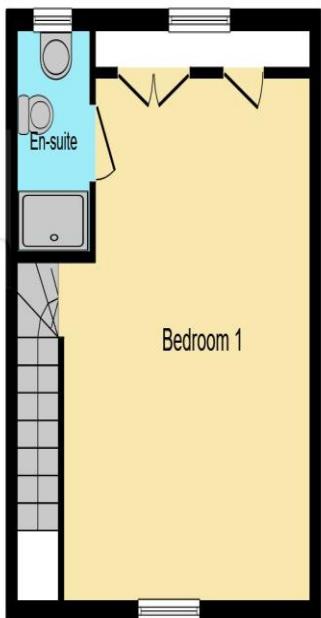
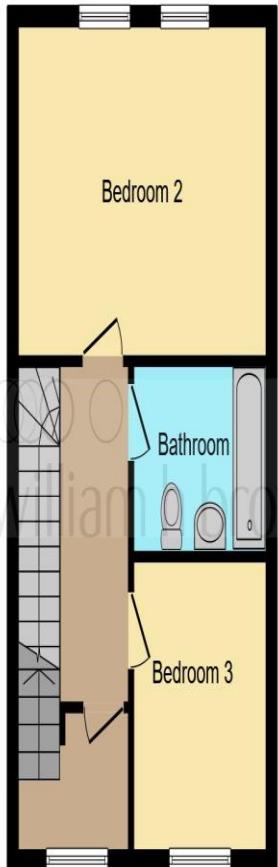
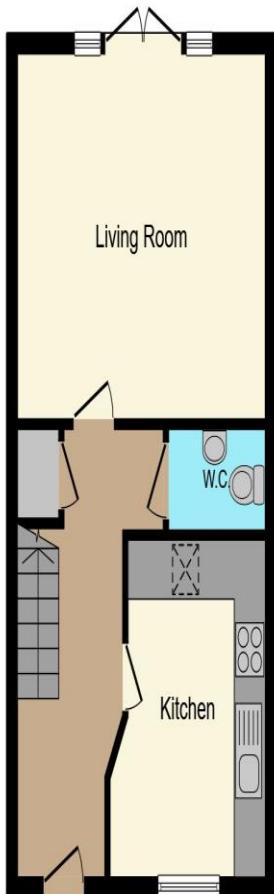
Laid to lawn, brick and fence enclosed, gate side access and patio area.

Parking

Off road parking for 2/3 cars leading to garage.

Garage

18' 2" max x 9' 8" max (5.54m max x 2.95m max)
Up and over door with power and light.



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



welcome to
**Baines Way,
Framlingham Woodbridge**

- Three Bed Townhouse
- Garage & Off Road Parking
- Large Lounge With French Doors to Rear Garden
- Peaceful Village Location
- Spacious Master Bedroom With En-Suite & Fitted Wardrobes

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£310,000



view this property online williamhbrown.co.uk/Property/FLH105418



Property Ref:
FLH105418 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01728 723923



Framlingham@williamhbrown.co.uk



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



williamhbrown.co.uk