



Bibbys Way, Framlingham Woodbridge IP13 9FD

welcome to

Bibbys Way, Framlingham Woodbridge

This detached family home has a lot on offer, having been immaculately kept by the current owners. The downstairs accommodation comprises of living room, large kitchen/diner and cloakroom. Upstairs has four bedrooms, en-suite to principal and family bathroom. Being offered with no onward chain!

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 Creetington, 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 into hallway with vinyl flooring, radiator and stairs to first floor.

Cloakroom

Low level WC, wash hand basin. Tiled flooring and radiator.

Lounge

10' 10" x 18' 3" (3.30m x 5.56m)
Vinyl flooring, radiator, gas fire with granite surround, cabling for Wi-Fi, hidden in wall cabling for a wall mounted TV, double glazed windows to front and side aspects.

Kitchen/Dining/Utility Room

18' 3" x 16' 10" extending to 9' 7" (5.56m x 5.13m

extending to 2.92m)

Matching base and eye level units with adjoining wooden worktop. Integrated double oven, with gas hob and extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Two radiators. Under stairs cupboard. Space for dining table. Tiled flooring and splashback. Double glazed windows to front, side and rear with French doors into garden. Door to the car porch.

Landing

Carpeted flooring, airing cupboard and storage cupboard.

Bedroom One

14' 2" x 11' 2" (4.32m x 3.40m)
Carpeted flooring, fitted wardrobes, built in chest of drawers, large built in cupboard, storage over bed, radiator, double glazed window to front aspect and access to:-

En-Suite

Three piece suite comprising of enclosed tiled double shower, low level WC and wash hand basin. Partly tiled walls and floor. Obscure double glazed window to front aspect.

Bedroom Two

17' 6" x 10' (5.33m x 3.05m)
Carpeted flooring, loft access, two radiators, fitted wardrobe, storage cupboards over the bed, large built in chest of drawers, double glazed sky light and double glazed window to side aspect.

Bedroom Three

11' 1" x 9' 10" (3.38m x 3.00m)
Carpeted flooring, radiator, fitted wardrobe, storage cupboard and double glazed window to front aspect.

Bedroom Four

10' x 6' 10" (3.05m x 2.08m)
Carpeted flooring, radiator, ladder access to the fully floored, very large loft space and double glazed window to side aspect.

Bathroom

Three piece suite comprising of enclosed bath with shower over, low level WC and wash hand basin. Part tiled walls and flooring. Obscure double glazed window to side aspect.

Outside Front Garden

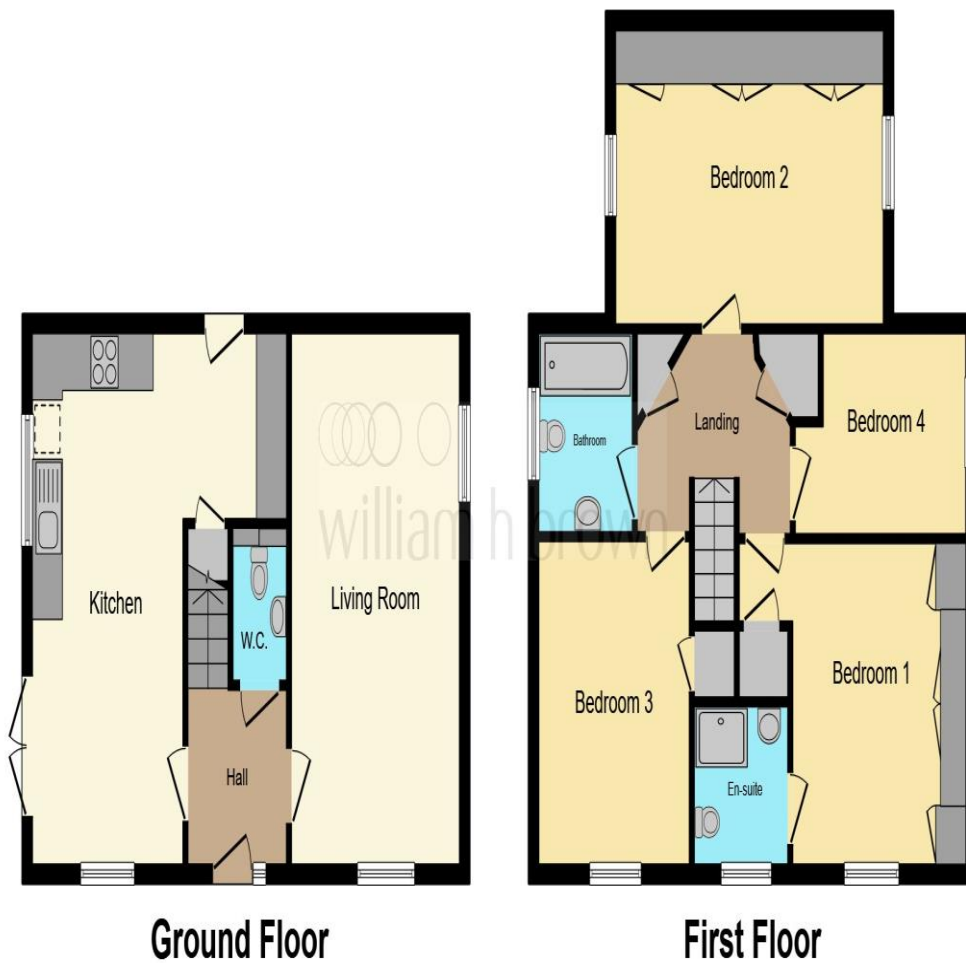
Landscaped with various mature shrubs and plants, and pathway to front door.

Rear Garden

Fence enclosed, with paving and various mature flower beds and trees throughout. Power and water supplies. Gate providing access to front. Driveway to the rear providing off road parking and access to garage.

Garage

22' 3" x 9' 10" (6.78m x 3.00m)
Converted to be used as a gym, with appropriate fittings and large mirror. Door to side providing access into rear garden.



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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Bibbys Way,
Framlingham Woodbridge

- No Onward Chain!
- Landscaped Gardens
- Off Road Parking For Multiple Cars
- Central Framlingham Location
- Garage/Gym

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£460,000



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Property Ref:
FLH105432 - 0003

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