



Saxmundham Road, Framlingham Woodbridge IP13 9BU

 william
h brown

welcome to

Saxmundham Road, Framlingham Woodbridge

Situated in peaceful Framlingham, this charming, detached bungalow features an entrance hall, integrated kitchen, a spacious lounge, three bedrooms and a stylish four-piece bathroom. Outside includes a wooden garage, enclosed rear garden backing onto fields and multi-vehicle driveway.

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 center 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

External door to front, internal doors to rooms and radiator.

Living Room

15' x 14' (4.57m x 4.27m)

Double glazed bay window to front, double glazed window to side, fireplace and radiator.

Kitchen

13' 9" x 11' 10" (4.19m x 3.61m)

Bathroom

Double glazed frosted window, bath unit, shower cubicle, WC, hand wash basin, radiator, tiled walls and tiled flooring.

Dining Room / Bedroom

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed bay window to front, built in wardrobes, radiator and carpeted flooring.

Bedroom

9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed window, built in wardrobes, radiator and carpeted flooring.

Bedroom

12' 10" x 10' 5" (3.91m x 3.17m)

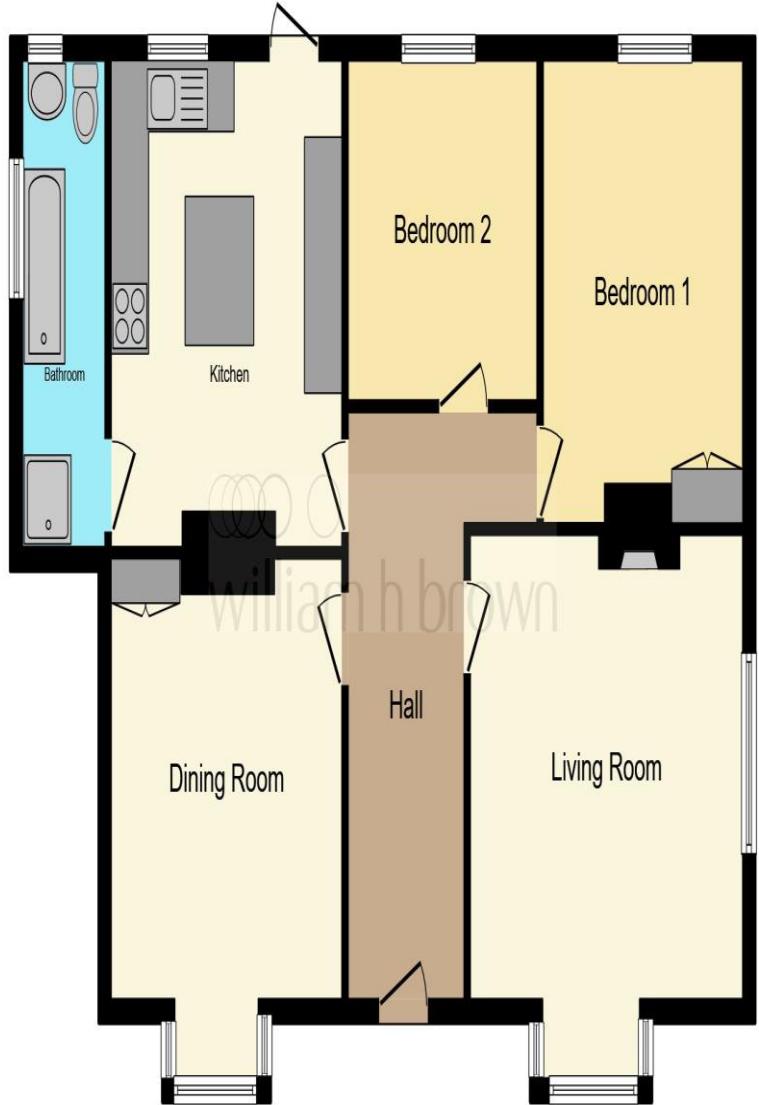
Double glazed window, radiator and carpeted flooring.

Rear Garden

Laid to lawn, fence enclosed onlooking field, 2 sheds and side access.

Front Garden

Laid to lawn, driveway for multiple vehicles leading to wooden garage.



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
**Saxmundham Road,
Framlingham Woodbridge**

- Detached Bungalow
- Three Bedrooms
- Versatile Reception Rooms
- Integrated Kitchen
- Enclosed Large Rear Garden Onlooking Fields

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



view this property online williamhbrown.co.uk/Property/FLH105449



Property Ref:
FLH105449 - 0026

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