

An impressive four bedroom detached house with stylish kitchen and orangery, situated within walking distance of the centre of Framlingham.

Guide Price
£559,500 Freehold
Ref: P6661/C

10 Brook Lane
Framlingham
Suffolk
IP13 9RN



Sitting room, kitchen/dining room, hallway, study, orangery, utility room and cloakroom.

Four first floor bedrooms, en suite shower room and bathroom.

Double garage with workshop area.

Summerhouse.

Parking for at least three vehicles.

Gardens to rear. Total plot of 0.14 acres.

Contact Us



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Location

The property stands in its own plot on Brook Lane and enjoys views to the rear over its own garden and to the front over the lane onto a small meadow. The property is within walking distance of the thriving town centre which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

Framlingham has previously been voted the number one place to live in the country and 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 of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

Description

It is understood that number 10, which is a detached house, is of brick and block construction with rendered elevations under a tiled roof. It benefits from UPVC double glazed windows and doors and offers well laid out stylish accommodation over two floors. On the ground floor is a hallway, cloakroom, utility room with additional shower, sitting room, study, well equipped and stylish kitchen/dining room and also a superb orangery with woodburning stove. On the first floor are four bedrooms, along with an en-suite shower room and bathroom. Many of the windows throughout the house have just been fitted with impressive plantation shutters.

To the front of the house is off-road parking for at least three vehicles and to the rear, a relatively low maintenance garden.

The Accommodation

The House

Ground Floor

A front porch leads to a front door that opens to the

Hallway

South facing window with obscured glazing. Tiled flooring. Radiator. Stairs to the first floor landing. Doors lead off to the kitchen, sitting room and

Cloakroom

Half tiled and comprising WC, hand wash basin on a shelf and ladder style chrome towel radiator. South facing window with obscured glazing.

Sitting Room 16'5 x 13'8 (5m x 4.17m)

South facing windows with plantation shutters, with pleasant view to the front of the property. Radiator. A door opens to the



Study 7'8 x 7' (2.34m x 2.13m)

South facing window with plantation shutters. Radiator. Fitted desk with cupboards and drawers.



Kitchen/Dining Room 20'4 x 10'8 (6.20m x 3.25m)

Tiled flooring with electric underfloor heating. Fitted with a stylish range of modern high and low level wall units with integrated dishwasher, microwave and double electric oven with warming drawer below. Five ring induction hob with extractor fan above. Wood block work Surface. Pantry cupboard. Double stainless steel sink with mixer taps above. Recessed spotlighting. Radiators.



A door opens to the utility room and to the

Orangery 20'3 x 17' (6.17m x 5.18m)

Fitted in circa 2016, this excellent addition to the house has wall to wall north and east facing windows overlooking the gardens as well as a roof light. Fitted blinds. Tiled flooring. Contemporary woodburning stove. Recessed spotlighting. Radiators. Large alcove with connection for television. Door to the garden.



From the kitchen a door opens to the

Utility Room

High and low level wall units with space and plumbing for a slimline wine fridge, washing machine, tumble drier and fridge freezer. Wall mounted gas fired boiler. Radiator. Tiled flooring with electric underfloor heating. North facing windows. Large built-in storage cupboard. Door to the double garage and at one end, a large tiled shower unit. Partially glazed door to the rear garden.

The stairs in the ground floor sitting room lead up to the

First Floor

Landing

Hatch to attic. South facing window with plantation shutters. Radiator. Built in airing cupboard with lagged hot water cylinder and slatted shelving. Recessed spotlighting. Doors lead off to the bedrooms and bathroom.

Bedroom One 15' x 10'7 (4.57m x 3.23m)

A dual aspect double bedroom with north and west facing windows with plantation shutters. Built-in wardrobes. Radiator. A door opens to a



En Suite Shower Room

Stylishly fitted with large shower unit, WC and hand wash basin with drawer below. Contemporary radiator. Tiled walls and flooring. Recessed spotlighting. North facing window with obscured glazing.

Bedroom Two 13'4 x 8' (4.06m x 2.44m)

Double bedroom with south facing window with plantation shutters. Radiator.



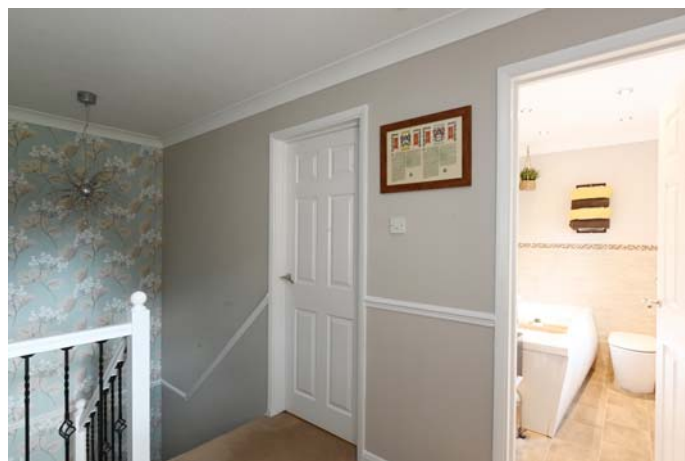
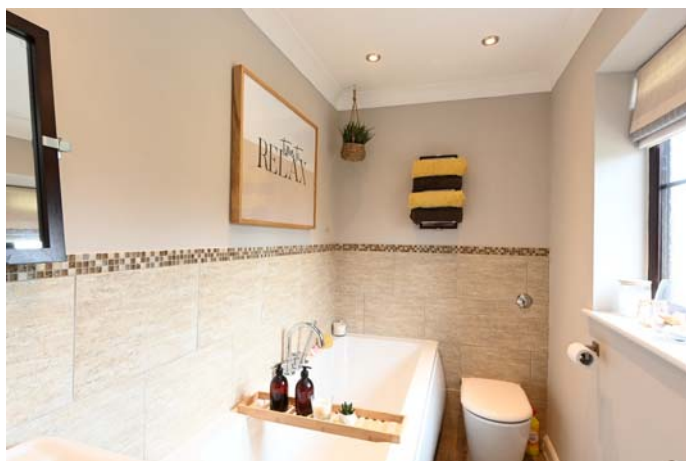
Bedroom Three 10'2 x 8' (3.10m x 2.44m)

Currently used as an excellent dressing room that would make an ideal third bedroom if required. Fitted wardrobes with sliding doors, cupboards and fitted drawers. Radiator. South facing window with plantation shutters.



Bathroom

Comprising bath, WC and hand wash basin with unit below. Shaver point. Recessed spotlighting. Part tiled walls. South facing window with obscured glazing. Ladder style chrome towel radiator.



Bedroom Four 9'2 x 8'7 (2.79m x 2.62m)

North facing window with plantation shutters. Radiator. A door opens to a large walk-in wardrobe with hanging rail. Radiator.

Outside

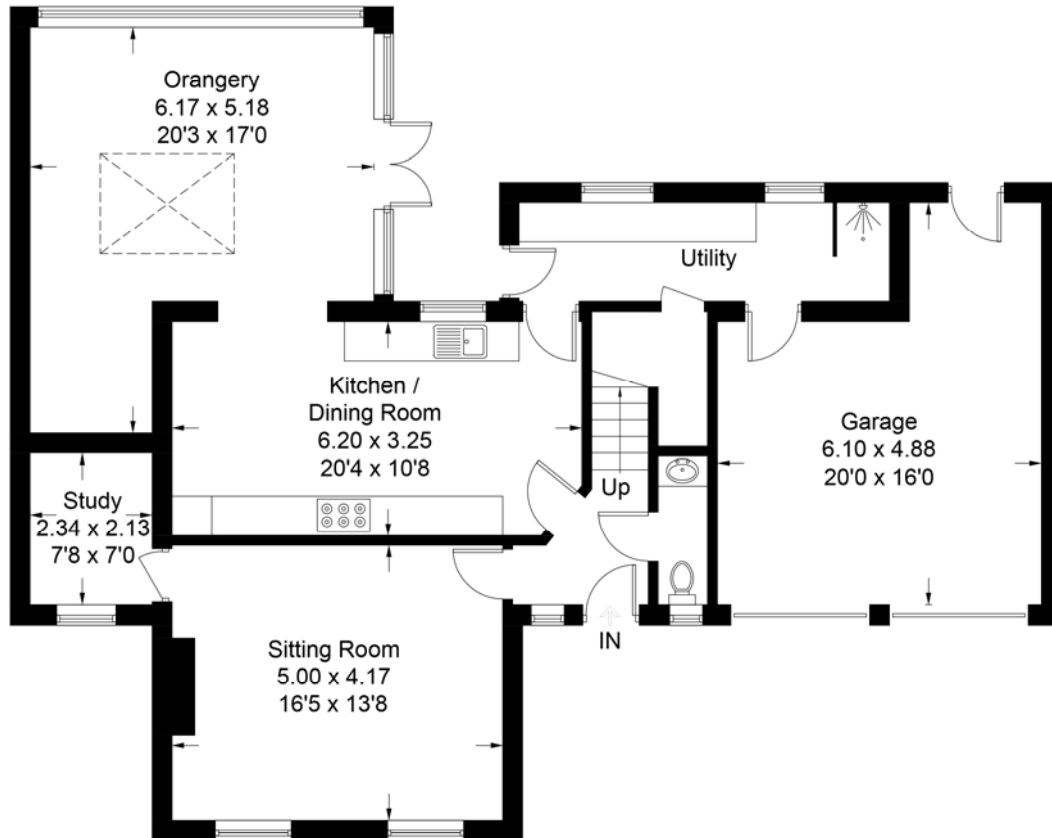
To the front of the property is a tarmac drive with off road parking for at least three vehicles. There is also lawn and to one side of the house, a gate leading to the rear garden. From the driveway there is access to the integrated double garage that has two up and over doors to the front and measures approximately 20' x 16' (6.10m x 4.88m) plus an additional workshop area. This is also home to a water softener and has a hatch to an attic store. A door leads to a utility room and a further door opens to the rear garden. Abutting the house itself is brick paving and steps to the raised garden. This is predominantly laid to lawn but contains trees and beds and there is also a patio area with pergola as well as a summerhouse with electricity connected. To one side of the house is a covered wood store. The rear garden measures approximately 60' x 35'.



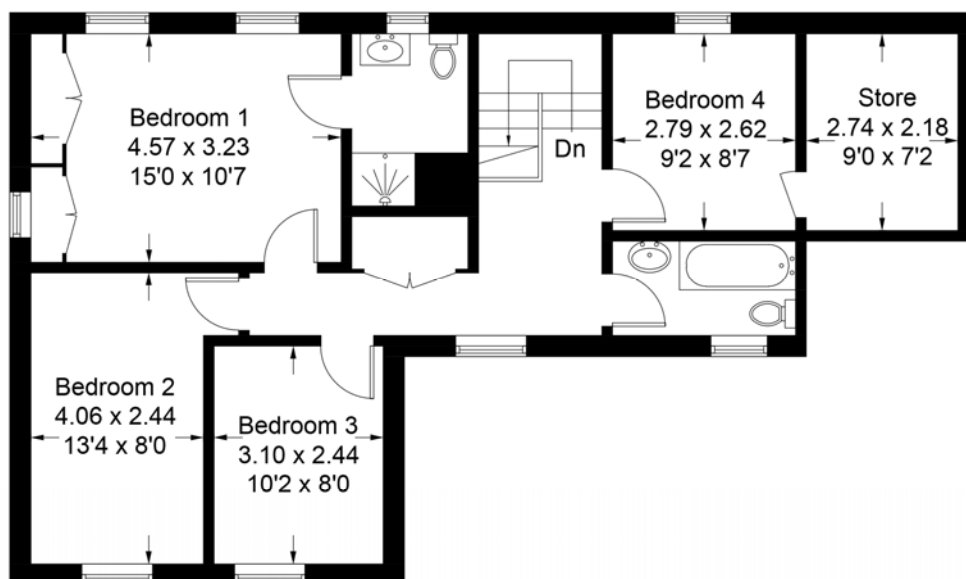


10 Brook Lane, Framlingham

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft
(Including Garage)



Ground Floor



First Floor



Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

Services Mains drainage, electricity, water and gas. Gas fired central heating.

Council Tax Band E; £2,336.19 payable per annum 2021/2022

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC = C Copy available from the agents upon request

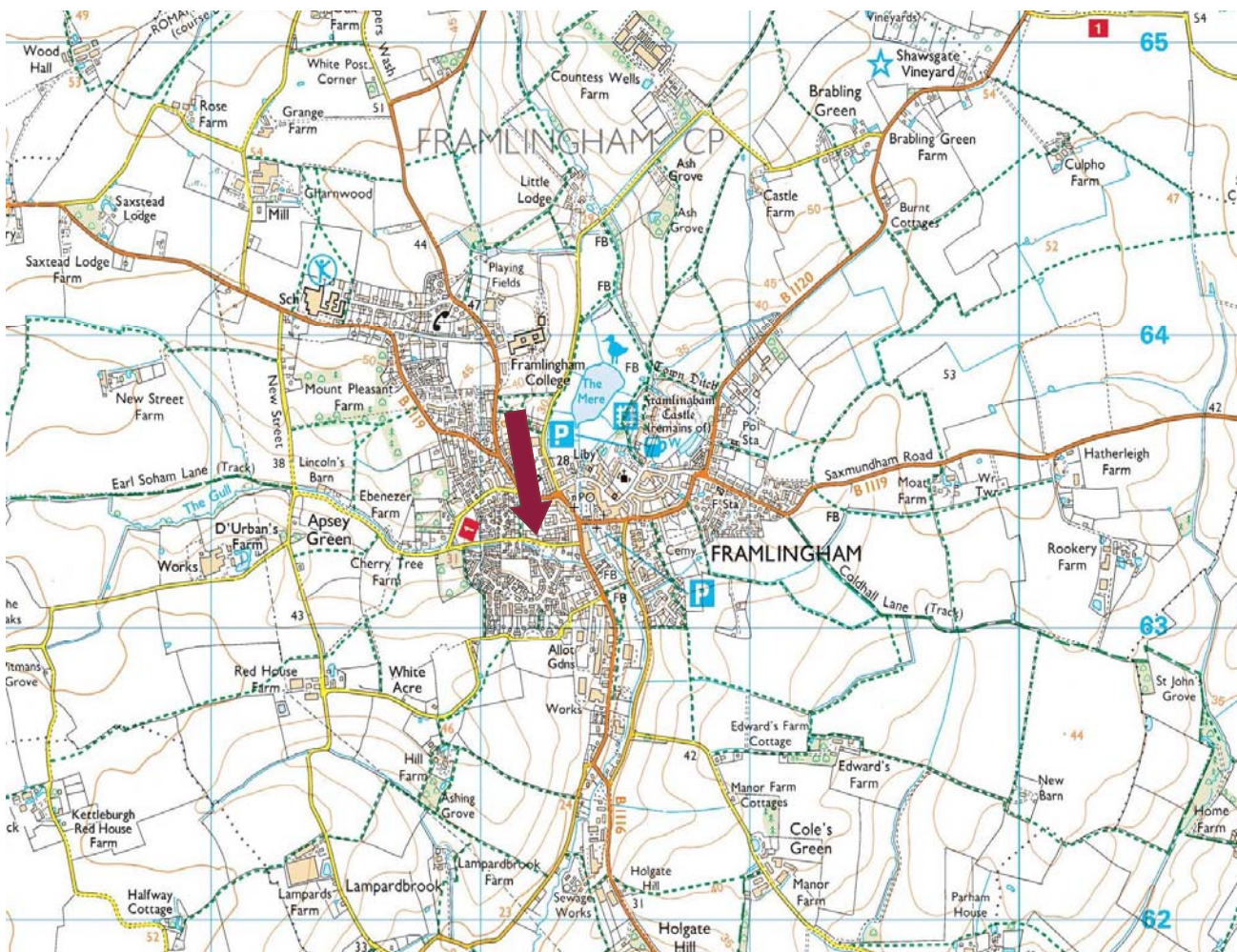
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June 2021

Directions

From Clarke and Simpson's office in Well Close Square proceed onto Station Road and opposite the Railway Inn turn right onto Brook Lane. Number 10 will be found a short way along on the right hand side. It should be noted that there is steep off-road parking at the property.



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