

*A four bedroom detached house along with an income generating annexe, located within walking distance of the centre of Framlingham.*

Guide Price  
£625,000 Freehold  
Ref: P7278/C

66 Station Road  
Framlingham  
Suffolk  
IP13 9EE



Porch, hallway, sitting room, dining room, kitchen, utility room, cloakroom, garden room and further reception room.

Four first floor bedrooms and bathroom.

Adjoining annexe with living room, bedroom and shower room.

Ample off-road parking.

West facing rear gardens, home office and shed.

Contact Us



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## Location

66 Station Road is located just over half a mile from the centre of the thriving town of Framlingham, which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. In recent years Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as 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

66 Station Road is a detached house of predominantly brick construction under a tiled roof. During the vendor's tenure, they have undertaken a refurbishment/improvement programme which has included a new kitchen, utility room, adding a new insulated tiled roof to the garden room, replacing flooring and updating electrics where required. In addition, they have created an annexe with a living room, double bedroom and shower room that during the last 12 months has generated a gross income of circa £15,000.

Outside, there is excellent off-road parking for both the main house and the annexe as well as a specific garden area for the annexe. The rear garden for the house has a substantial patio area, lawn, home office and garden shed.

## The Accommodation

### *The House*

### Ground Floor

A UPVC door to the front of the house leads to the

### *Porch*

Wall to wall UPVC windows to the front of the property. Tiled flooring. A door opens to the

### *Hallway*

Stairs to the first floor landing. Radiator. Doors lead off to the kitchen, sitting room and

### *Dining Room* 12'8 x 9'11 (3.85m x 3.02m)

A dual aspect room with east and south facing UPVC bay windows. Brick fireplace which is home to a multi-fuel stove. Radiator. Wall light point.



*Sitting Room* 12'8 x 11'11 (3.85m x 3.62m)

UPVC east facing bay window to the front of the property. Brick fireplace with gas stove (disconnected). Radiator.



*Kitchen* 13'8 x 12' (4.17m x 3.66m)

Fitted with a stylish range of high and low level wall units with integrated dishwasher, fridge and space for electric oven with extractor fan above. Quartz work surface with inset one and a half bowl stainless steel Franke sink with mixer taps above. Feature radiator and lighting. Door to the reception room, garden room and



### *Utility Room*

Wall to wall south facing UPVC windows under a part glazed roof. Fitted with modern high and low level wall units with space and plumbing for a washing machine. Quartz work surface with inset stainless steel sink with mixer taps above. Water softener. Tiled flooring. Door to the exterior and further door to the downstairs



### *Cloakroom*

Comprising WC and corner hand wash basin with cupboard below. Ladder style chrome towel radiator. West facing UPVC window with obscured glazing.

### *Reception Room* 12'5 x 12'7 (3.78m x 3.84m)

Currently used as a gym but with a multitude of potential uses. Radiator. Door to the annexe and glazed bi-fold doors to the



**Garden Room** 24'11 x 12'5 (6.60m x 3.79m)

A spacious room of brick construction which has recently had an insulated felt tiled roof added to it making it ideal for all seasons. Wall to wall north, south and west facing windows overlooking the rear garden. In one corner is a wood burning stove. Engineered Oak flooring. Recessed spot lighting.



From the hallway, the stairs rise to the first floor

**Landing**

East facing UPVC window to the front of the property. Hatches to the roof space. Doors lead off to the four bedrooms and bathroom.

**Bedroom One** 12'10 x 12'7 (3.92m x 3.83m)

A double bedroom with west facing UPVC window overlooking the rear garden and with views to open countryside. Wall to wall fitted wardrobes. Radiator. Hatch to roof space.



*Bedroom Two* 12'5 x 10'11 (3.78m x 3.32m)

A spacious double bedroom with east facing UPVC bay window. Fitted wardrobes. Radiator.



*Bedroom Three* 10'10 x 9'11 (3.31m x 3.03m)

A third good size double bedroom with east and south facing UPVC bay windows. Radiator. Fitted wardrobe.

*Bedroom Four* 9'4 x 8'4 (2.84m x 2.54m)

A spacious single bedroom with south facing UPVC window. Radiator. Built-in wardrobe and cupboard housing the gas fired combi boiler.



*Bathroom*

Comprising bath with shower above and glazed screen. WC and hand wash basin with cupboards above and below. Tiled flooring and part tiled walls. Ladder style towel radiator. West facing UPVC window with obscured glazing.

## **The Annexe**

A stable style partially glazed front door opens to the

*Living Room* 12'8 x 11'10 (3.85m x 3.61m)

A versatile space with radiator, a door to the reception room of the main house, the bedroom and the



## *Shower Room*

Comprising tiled shower, WC and hand wash basin with cupboard below. North facing Velux window. Ladder style chrome towel radiator.





*Bedroom* 12'3 x 8'8 (3.74m x 2.63m)

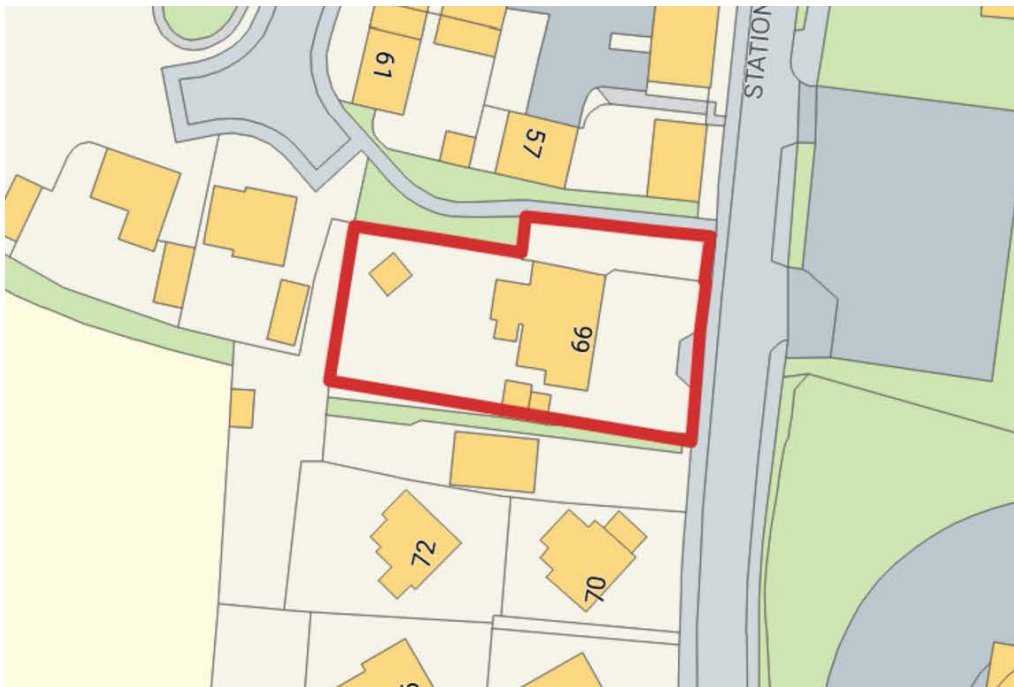
A double bedroom with West facing UPVC window and north facing Velux window. Radiator.



### **Outside**

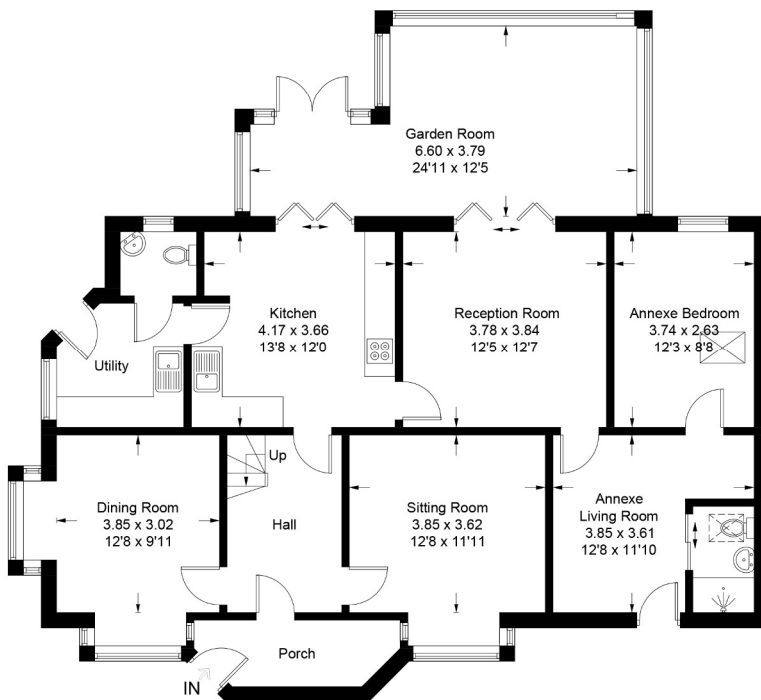
The main driveway for the property provides off road parking for three or four cars. Adjacent to this is a lawned garden which is enclosed by fencing and Laurel hedging. There is a secondary entrance/parking area off the highway onto a shingle drive which again creates ample space for parking. Here there is also an area which can specifically be used as a garden to the annexe. It is fully enclosed by fencing and there is access to the rear garden. To the southern side of the house is a useful bin store and timber shed along with a lean-to. Immediately abutting the rear of the house is an extensive patio area beyond which is the garden that is laid to lawn. It is fully enclosed by fencing and contains mature shrubs and trees. Within the garden is a home office with power and internet connected. It measures 11'5 x 9'6 (3.50m x 2.92m).



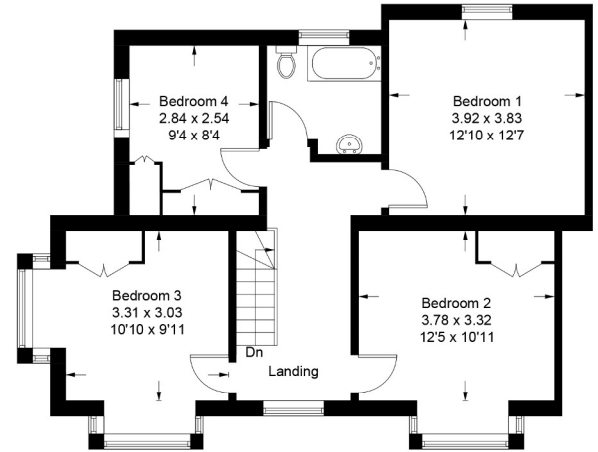


# 66 Station Road, Framlingham

Approximate Gross Internal Area = 205.4 sq m / 2211 sq ft



**Ground Floor**



**First Floor**

For identification purposes only Measurement are approximate. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity and gas. Gas fired central heating system. Standard Broadband. Photovoltaic panels - whilst there is not a feed in tariff, the panels provide cheaper electricity to the property.

*EPC* = C (copy available from the agents)

*Council Tax* Band D; £2,050.27 payable per annum 2023/2024

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

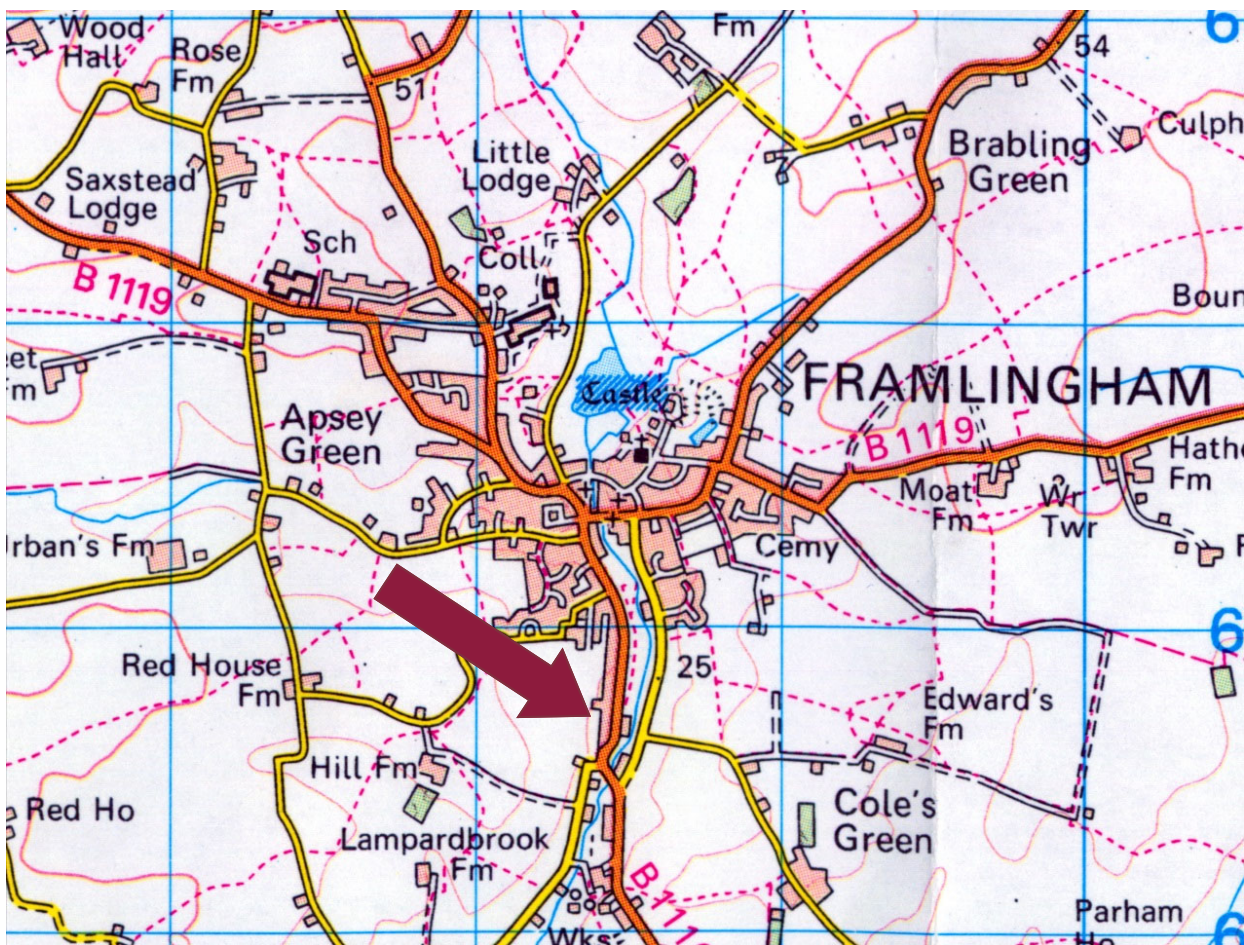
3. The property is registered under two Land Registry Titles.

*February 2024*

**Directions**

From the agents office in Well Close Square proceed onto Station Road as if heading out of the town. 66 Station Road will be found on the right hand side almost opposite Framlingham technology centre.

What3Words location: [///scanning.convert.thrillers](http://scanning.convert.thrillers)



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