



## Framlingham, Woodbridge

Guide Price £850,000

- Four Bedrooms
- 0.5 Acre Garden
- High Quality Kitchen with Appliances
- EPC - D
- Countryside Views
- Double Garage
- Oil Fired Central Heating
- 2116 Sqft of Accommodation
- Beautifully Presented
- Double Glazing

# Brook Lane, Framlingham

An exceptional single storey dwelling set in half an acre of gardens with countryside views, yet only a few minutes walk from this popular market town. The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086). The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has a railway station and connects to the A12 and the Suffolk Heritage Coast.



Council Tax Band: F



## DESCRIPTION

A single storey dwelling of exceptional quality having been comprehensively renovated by the current owners, standing in an elevated position within gently sloping gardens extending ½ an acre (subject measured survey) overlooking the countryside yet only about a half a mile of centre of this charming Mid Suffolk Market town. Set well back from the road, a long shingle and block paved driveway provides ample off road parking and access to a detached double garage. Steps rise to the front entrance and a raised terrace overlooking the front garden and fields beyond. To the rear is a wide paved patio area with a brick retaining wall and a central set of steps, leading to a wide sweeping lawn bordered by Conifer hedging, a variety of shrubs and feather board fencing. The accommodation is particularly well planned and beautifully presented with well proportioned rooms lit by large double glazed windows, taking full advantage of this wonderful location.

## ACCOMMODATION

### RECEPTION HALL

A welcoming, large hallway.

### SITTING ROOM

A large room with a wide bay and deep windows, overlooking the front garden and fields beyond. Casement doors open to the paved terrace.

### KITCHEN / DINING / LIVING ROOM

A splendid kitchen/dining/family space with stunning solid Bamboo floor, windows overlooking the gardens and bi-fold doors open onto the patio. A high quality, German manufactured kitchen by Rational, includes an island unit with extra wide and deep soft close drawers, and a cupboards below a raised breakfast bar. Work surfaces and sink unit with Quooker boiling water tap. Integrated Miele appliances

include; fridge/freezer, fan oven and combination oven, steam oven, warming drawer, wine fridge and coffee machine. AEG induction hob and Siemens dishwasher.

### UTILITY ROOM

Stainless steel sink unit, space for washing machine and tumble dryer. Fitted storage cupboards. Glazed rear entrance door. Oil fired central heating boiler.

### HALLWAY

Built in storage cupboard.

### PRINCIPAL BEDROOM

Wide bay with windows to front elevation. Built in wardrobes.

### ENSUITE

Stylish white suite with tiled shower, wall hung hand basin, back to wall bidet and W.C.

### BEDROOM TWO

Window overlooking the front garden. Built in wardrobe.

### BEDROOM THREE

Window overlooking the rear garden. Built in wardrobe.

### BEDROOM FOUR / STUDY

Window overlooking the rear garden.

### BATHROOM

Stylish white suite comprising double end bath, wall hung hand basin, bidet and W.C.

### TENURE

Freehold.

### AGENTS NOTE

The current owners have acquired an additional parcel of land at the

rear which has been integrated in to the garden extending the overall size of the plot to approximately half an acres subject to measured survey. This parcel of land is held under a separate registered title.

### **OUTGOINGS**

Council Tax Band currently F.

### **SERVICES**

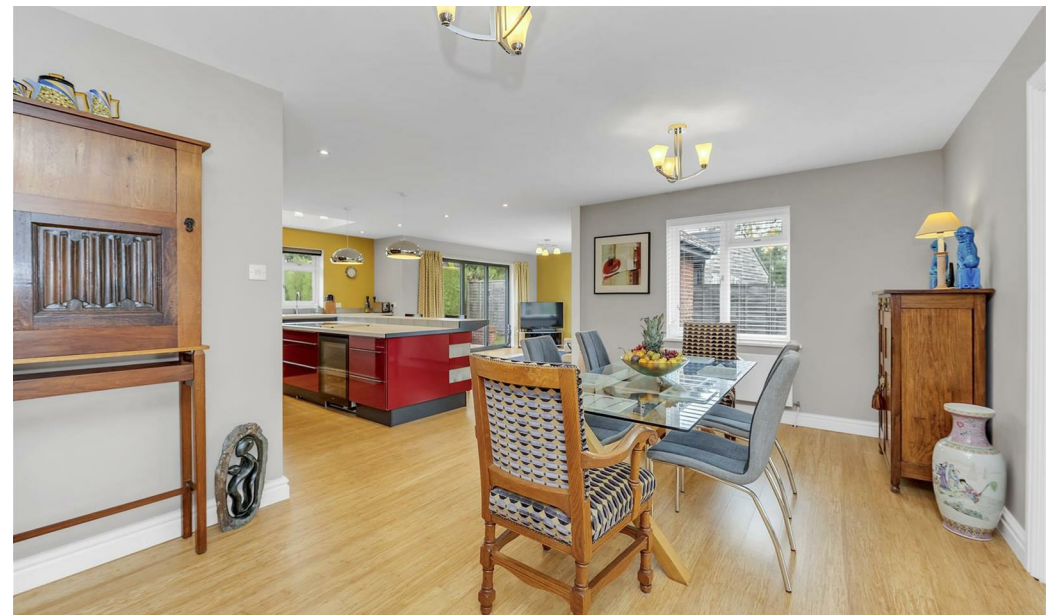
Mains electricity and water. Sewage treatment plant. Oil fired central heating.

### **VIEWING ARRANGEMENT**

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20639/RDB.

### **FIXTURES & FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

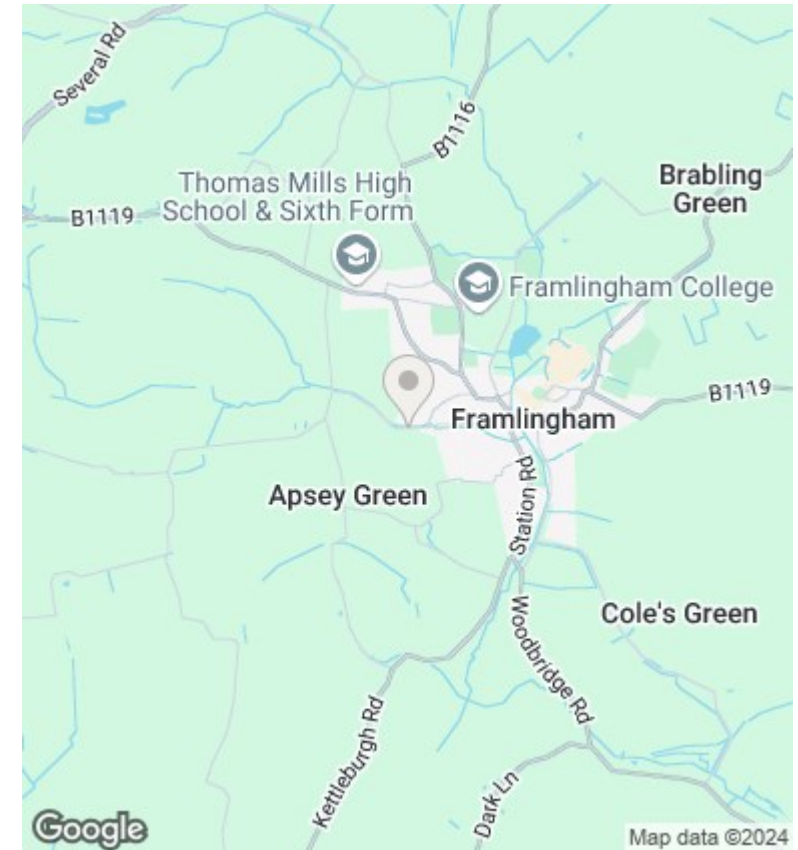




GROUND FLOOR  
2141 sq.ft. (198.9 sq.m.) approx.



TOTAL FLOOR AREA - 2141 sq.ft. (198.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)