



**Walne Close, Framlingham Woodbridge IP13 9FE**

**welcome to**

## **Walne Close, Framlingham Woodbridge**

A three-storey, three-bedroom townhouse just steps from Framlingham town centre, tucked in a tranquil cul-de-sac and framed by mature trees and planting. We highly recommend a viewing to appreciate the full offerings of this home!

### **Accommodation**

#### **Entrance Hall**

Double glazed entrance door leading into hallway with radiator and stairs to first floor with storage under.

#### **Cloakroom**

Two piece suite comprising of low level WC and pedestal wash hand basin. Tiled flooring, extractor fan and radiator.

#### **Living Room**

15' 11" x 10' 8" ( 4.85m x 3.25m )

Carpeted flooring, two radiators and large double glazed sash window to front aspect.

#### **Kitchen/Dining Room**

17' 7" x 8' 6" ( 5.36m x 2.59m )

Base and eye level units with adjoining worktop. One and a quarter sink with mixer tap. Integrated oven, electric hob and wine fridge. Space for fridge/freezer and washing machine. Space for dining table. Tiled splashbacks and flooring. Wall mounted enclosed boiler. Radiator. Double glazed window and French doors into rear garden.

#### **First Floor Landing**

Carpeted flooring, radiator and airing cupboard. Stairs to second floor.

#### **Bedroom Two**

15' 5" max x 10' 9" max ( 4.70m max x 3.28m max )

Carpeted flooring, fitted wardrobe, radiator and two double glazed windows to front aspect. Access into:-

#### **En-Suite**

Three piece suite comprising of low level WC, enclosed shower and pedestal wash hand basin. Tiled flooring, extractor fan and heated rail.

#### **Bedroom Three**

12' 5" max x 10' 4" ( 3.78m max x 3.15m )

Carpeted flooring, radiator and double glazed window to rear aspect.

#### **Bathroom**

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Tiled flooring, heated rail, extractor fan and obscure double glazed window to rear aspect.

#### **Second Floor Landing**

Carpeted.

#### **Bedroom One**

17' 4" max x 10' 10" max ( 5.28m max x 3.30m max )

Carpeted flooring, walk in wardrobe, two radiators, roof window to rear aspect and double glazed window to front aspect. Access into:-

#### **En-Suite**

Three piece suite comprising of enclosed double shower, low level WC and pedestal wash hand basin. Tiled flooring, radiator and extractor fan.

#### **Outside**

##### **Front Garden**

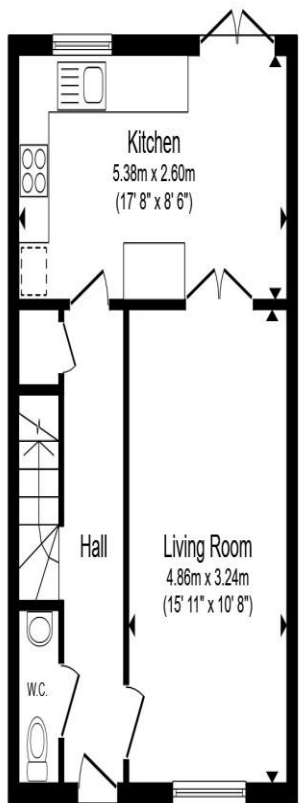
Landscaped, with pathway from the road leading up to the front of the property.

##### **Rear Garden**

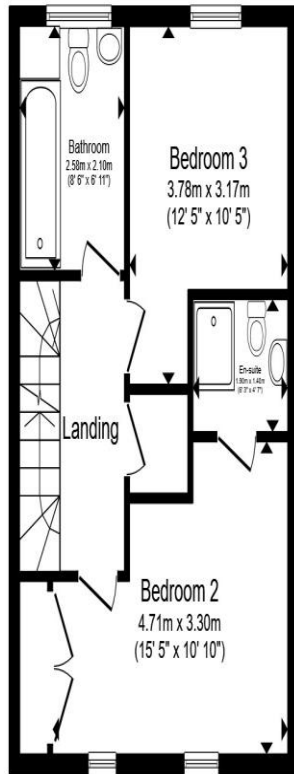
Fence and wall enclosed, with large patio, flower bed borders and artificial lawn. Gate to rear providing access to parking and garage.

### **Agents Note**

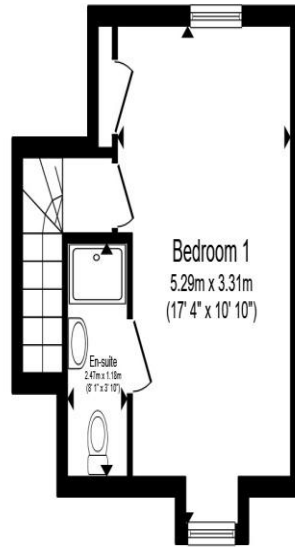
Annual management charge of approximately £196. Garage is leasehold, with annual service charge of £40.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 105.5 m<sup>2</sup> (1,135 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to  
**Walne Close,  
Framlingham Woodbridge**

- Three-Storey Townhouse
- Three Bedrooms, Two En-Suites & Family Bathroom!
- Bright Open Plan Kitchen/Dining Room
- Beautifully Maintained Throughout
- Off Road Parking & Garage

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

**£330,000**



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Property Ref:  
FLH105650 - 0003

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