



**Bibbys Way, Framlingham Woodbridge IP13 9FD**

 william  
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**welcome to**

## **Bibbys Way, Framlingham Woodbridge**

This stylish townhouse in Framlingham offers versatile, modern living across three well-designed floors. Outside, the property enjoys an enclosed rear garden with scenic field views and parking for two cars, blending comfort, functionality, and tranquil surroundings.

### **Entrance Hall**

Two radiators, under stairs cupboard, carpet flooring.

### **Study**

13' x 9' 7" ( 3.96m x 2.92m )

Formed from part of the garage.

### **Reception Room / Bedroom 4**

10' 6" x 8' 8" ( 3.20m x 2.64m )

French doors to rear aspect, radiator, carpet flooring.

### **Shower Room**

Wash basin, shower cubical, W/C, radiator, extractor fan, tiled flooring.

### **First Floor Landing Lounge**

16' 7" x 17' 6" ( 5.05m x 5.33m )

Two double glazed windows to front aspect, radiator, TV point, carpet flooring.

### **Kitchen / Dinner**

13' 4" x 18' 6" ( 4.06m x 5.64m )

Two double glazed windows to rear aspect, double doors to lounge, two radiators, oven, gas hob, sink, extractor fan, space for washing machine and dish washer, space for fridge freezer, boiler, tiled flooring.

### **Second Floor Landing**

Loft access, airing cupboard, cupboard over the stairs with storage.

### **Bedroom 1**

10' 3" x 13' 7" ( 3.12m x 4.14m )

Two double glazed windows to front aspect, built in wardrobes, two radiators, carpet flooring.

### **En Suite**

Shower cubical, W/C, wash basin, radiator, extractor fan, tiled flooring.

### **Bedroom 2**

10' 4" x 13' 3" ( 3.15m x 4.04m )

Double glazed window to rear aspect, radiator, built in wardrobe, carpet flooring, fitted views.

### **Bedroom 3**

7' 4" x 10' 7" ( 2.24m x 3.23m )

Double glazed window, radiator, TV point, carpet flooring.

### **Bathroom**

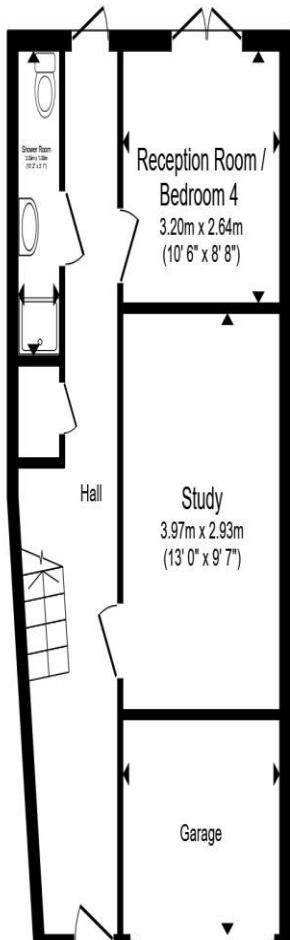
W/C, bath tub with shower overhead, wash basin, extractor fan, tiled flooring.

### **Garage**

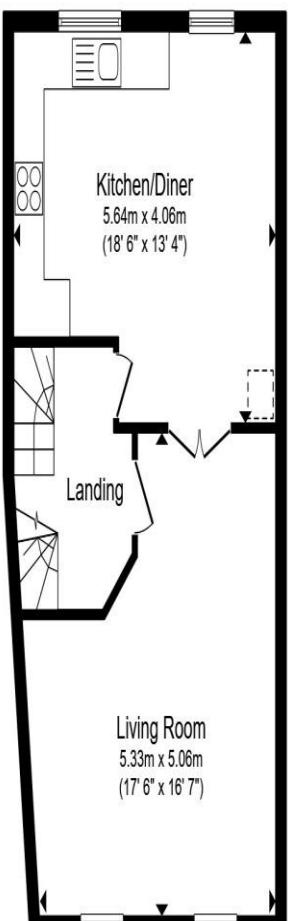
Wooden flooring, storage space.

### **Rear Garden**

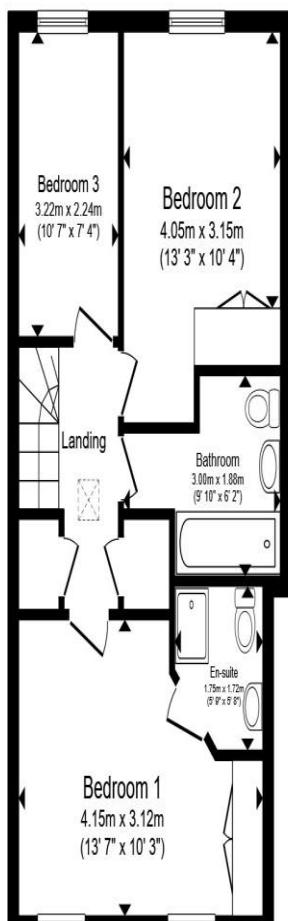
Fenced for boundary, patio area, turfed area, gate to rear.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 140.4 m<sup>2</sup> (1,511 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)



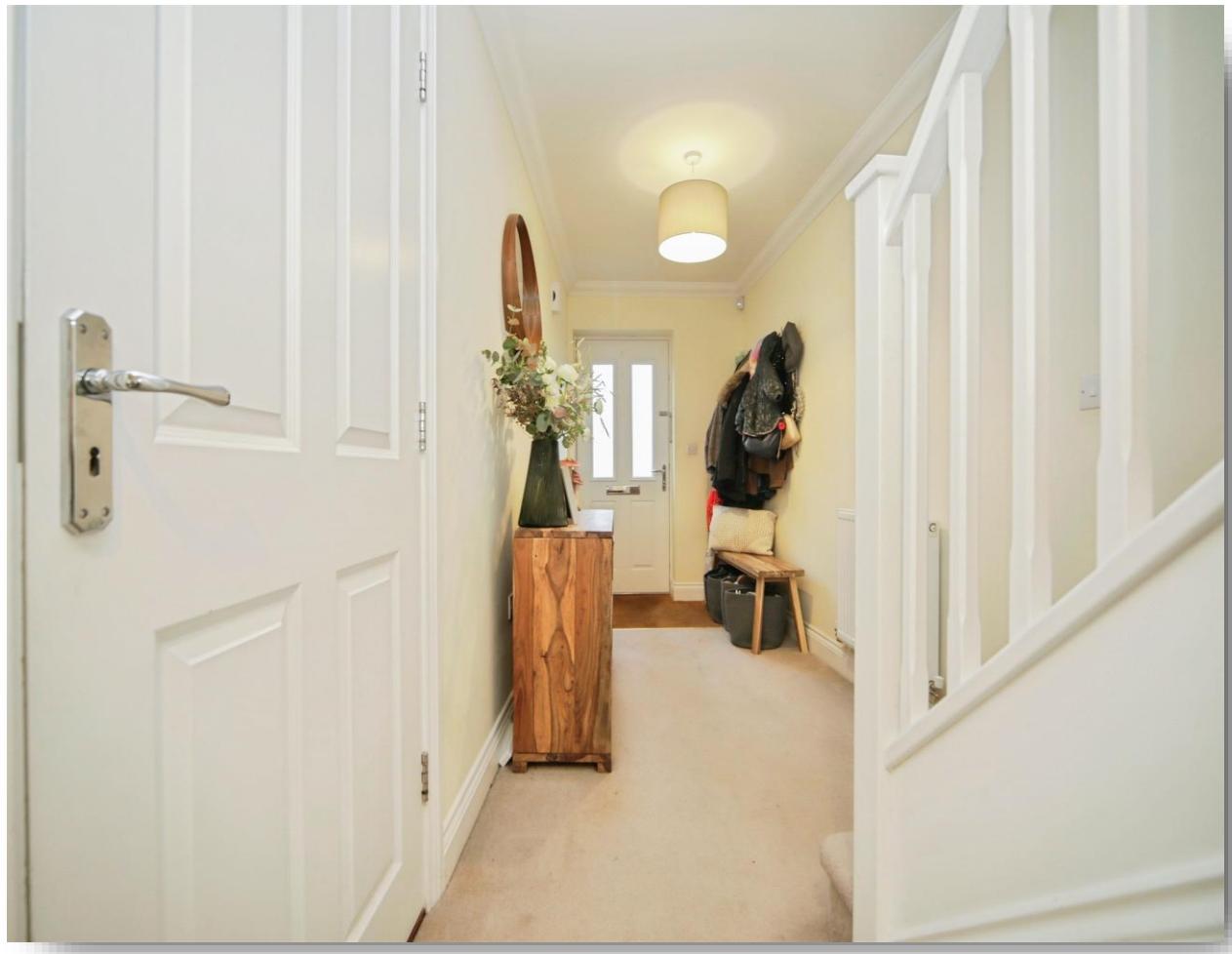
welcome to  
**Bibbys Way,  
Framlingham Woodbridge**

- Stylish Townhouse
- Three Storey Living
- Off road parking and Garage
- Peaceful location
- Rear garden with scenic field views

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£425,000**



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Property Ref:  
FLH105593 - 0002

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