



Ashwell Avenue Framlingham | | Woodbridge | IP13 9FX

Offers In Excess Of £425,000

NICHOLAS
— ESTATES —

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A four bedroom detached family house, built by Taylor Wimpey in 2020, with 4 years NHBC remaining, situated in the picturesque and historic market town of Framlingham.

Entrance Hall

Front aspect double glazed door, wood effect Karndean floor, radiator, understairs cupboard, stairs to 1st floor, doors to;

Cloakroom

Low level flush w/c, hand wash basin, wood effect vinyl flooring, radiator, recessed spot lights and extractor fan.

Kitchen/Dining Room

22'3 x 9'3 (6.78m x 2.82m)

Front aspect double glazed window, rear aspect double glazed double doors to rear garden, wood effect Karndean flooring, radiator, breakfast bar with units under, work surface, 1.5 bowl sink & drainer, integral oven, 5 ring gas hob with extractor hood over, integral fridge/freezer, washing machine & dish washer, wall and base mounted units and recessed spot lights, open to;



A well presented four bedroom detached family house, situated in the historic market town of Framlingham, positioned on the popular Castle Keep development. The accommodation comprises, entrance hall, downstairs cloakroom, study, lounge and kitchen/diner with recessed utility area. The first floor offers master bedroom with en-suite shower room, three further bedrooms and family bathroom.



Utility

6'5 x 5'1 (1.96m x 1.55m)

Rear aspect double glazed window, wood effect Karndean flooring, worksurface, wall mounted gas fired boiler, base units and radiator.

Lounge

15'0 x 10'9 (4.57m x 3.28m)

Rear aspect double glazed double doors to rear garden, carpet, two radiators and freestanding wood burning stove.

Study

7'4 x 7'0 (2.24m x 2.13m)

Front aspect double glazed window, carpet and radiator.

Landing

Loft access, airing cupboard, radiator, carpet and doors to;

Master Bedroom

11'3 x 11'1 excluding recess (3.43m x 3.38m excluding recess)

Front aspect double glazed window, radiator, carpet, door to;

En-Suite

Front aspect double glazed window, radiator, low level flush w/c, hand wash basin, tiled shower cubicle, recessed spot lights and extractor fan.

Bedroom 2

9'7 excluding recess x 9'5 (2.92m excluding recess x 2.87m)

Rear aspect double glazed window, radiator and carpet.

Bedroom 3

10'4 x 9'5 (3.15m x 2.87m)

Front aspect double glazed window, carpet and radiator.

Bathroom

Rear aspect double glazed window, wood effect vinyl flooring, low level flush w/c, hand wash basin, recessed spot lights, extractor fan, part tiled walls, panelled bath with shower over and tiled surround.

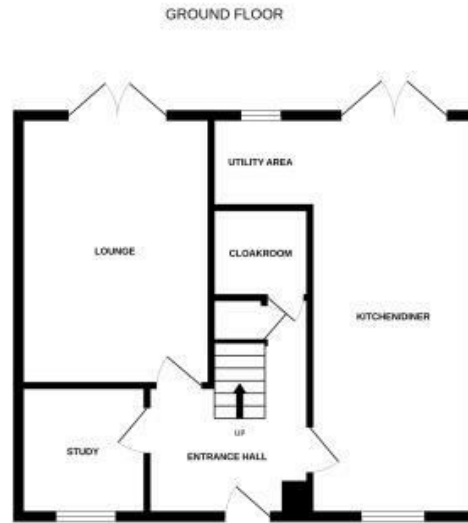
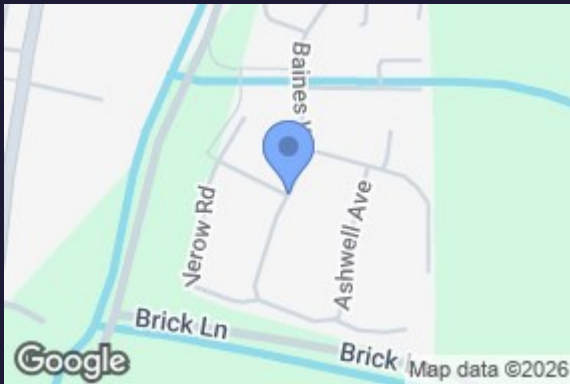
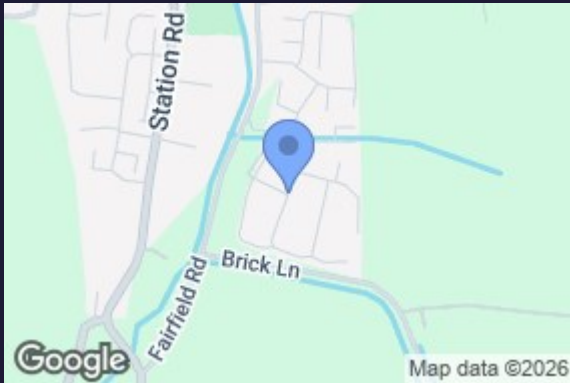
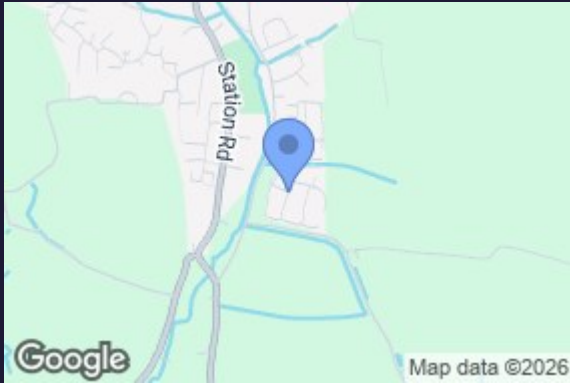
Bedroom 4

10'3 max x 8'8 max (3.12m max x 2.64m max)

Rear aspect double glazed window, carpet and radiator.

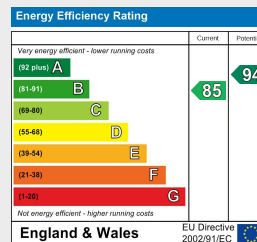
Agents Note

Annual Site Charge - Approx £200 per annum



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 visited and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **D** EPC Rating **B**



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