



The Mowbrays, Framlingham



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



A significantly enhanced and immaculately presented detached 3 bedroomed Home. Tastefully modernised with large open plan living spaces and luxurious principal bedroom with dressing room and ensuite. Landscaped garden with large, decked dining and eating areas overlooking fields beyond. Garage and off road parking. Just a short walk from Framlingham town centre.

LOCATION Just a short walk from Framlingham town centre but in a quiet location with open fields to the rear. This position really has the best of both worlds. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



THE MOWBRAYS - INTERIOR The front door is in the centre of this double fronted house and opens into a light filled entrance hallway with light wood engineered wooden floors which continue through the rest of the ground floor together with contemporary vertical radiators. There is a window to the front and stairs rising to the first floor. A door leads into the cloakroom with WC and basin with storage below. The rest of the ground floor has an open-plan layout flowing seamlessly from sitting room, through to the dining area and on to the kitchen. Each of these spaces benefits from views over the garden and fields beyond. The sitting area has a window to the front and large, corner bi-fold doors along with a contemporary inset woodburning stove fitted into the chimney breast with oak beam above. The dining area is at the centre of the home and also benefits from double doors opening out onto the garden and leads through to the bespoke kitchen. The cream, high gloss units sweep around into a circular breakfast bar peninsular. There is a cream Corian worktop with moulded sink and drainer with window overlooking the garden. Fully integrated appliances include a fridge/freezer, dishwasher, washing machine, two high level fan ovens, steam oven, a fitted microwave, large Neff induction hob with extractor over, wine fridge and plenty of storage complete the kitchen.

On the first floor natural skylights give a bright hallway with large airing cupboard with hot water cylinder to the rear. The principal bedroom is well proportioned with windows to the front and side and an archway leading through to the dressing area with fitted wardrobes, drawers and dressing table and a further window with far reaching views to the rear. The ensuite shower room has a large walk-in shower, fitted storage units with a porcelain sink and wall hung toilet together with a heated towel rail and a window to the front.

Bedroom two is a double room with fitted wardrobes and a window to the front of the house. Bedroom three is a smaller double with window to the rear. The family bathroom has a white suite with WC, sink with fitted storage below and bath with shower over plus a wall mounted heated towel rail.



THE MOWBRAYS - EXTERIOR The house is approached by a shingled drive with ample parking outside the double garage and the addition of an electric charging point. There is a small lawn and well stocked borders with boxed hedges and a stone path to the front door. The double garage has up and over doors. The garage to the left has storage to the front area and the rear has been incorporated into the floor plan of the house and has now become part of the kitchen. The right-hand garage has room for a car and at the rear is the wall mounted gas boiler, water softener, space for a tumble dryer and some additional storage.

The rear garden has been professionally designed and is mainly hard landscaped with shingled areas interspersed with planting, raised beds, decking and paving, with distinct areas to enjoy. The entire garden is enclosed by hedges giving a secluded feel. Directly outside the house is a large, decked area with both dining and seating areas with a water feature between. Steps lead down to a summer house and there is a pedestrian door into the garage and a gate to the side. At the far end of the garden is a pretty pergola covered with roses. Up a few steps is the modern, glass-fronted office which has power and light connected and looks back over the garden. There is permanent and solar lighting throughout the garden and wall lighting around the house.

TENURE - The property is freehold with vacant possession on completion

LOCAL AUTHORITY - East Suffolk

Tax Band: E

EPC: C

Postcode: IP13 9DL

What3Words: [///frame.gossiping.sprinkle](https://www.what3words.com/#!/frame.gossiping.sprinkle)

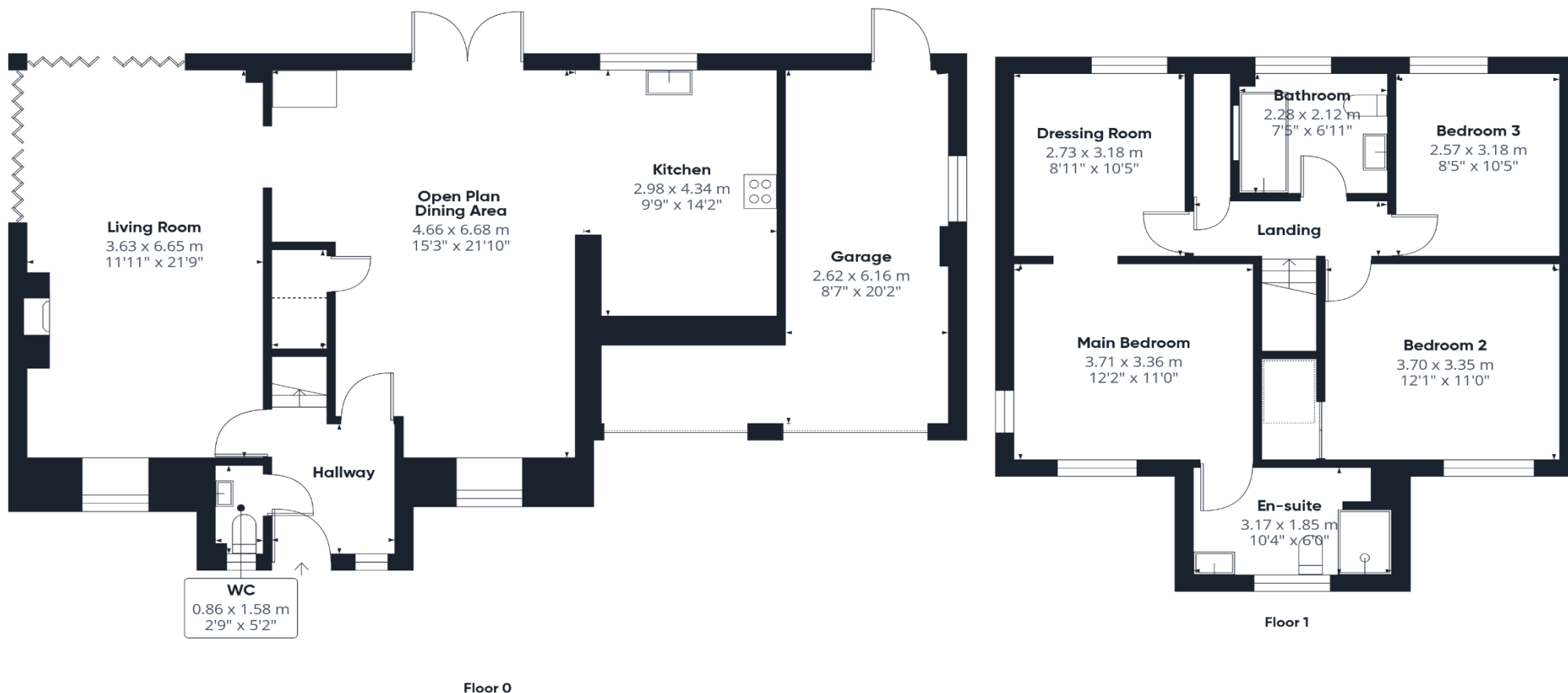
SERVICES Log Burner to Sitting Room, mains drains, water and electricity, gas central heating, fully double glazed throughout.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk



Huntingfield Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk