



Fulchers Field, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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This attractive, detached, double fronted, brick-built house has three reception rooms on the ground floor giving versatile and flexible accommodation plus the Kitchen/breakfast room overlooking an attractive mature rear garden. On the first floor there are four double bedrooms, principal with ensuite shower room, making it an ideal family home. Large double garage and two parking spaces. Originally built in 1998 and in very good order with scope for further modernisation. The property is offered with NO ONWARD CHAIN.

LOCATION Fulchers Field is just a short walk from Framlingham town centre but in a quiet location on a no through road off Mount Pleasant in a mature leafy position. 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.



INTERIOR - The front door leads you into the bright hallway with a good-sized window to the front, light wood laminate flooring and an attractive archway through to the stairs leading to the first floor. There is access into the cloakroom with a window to the front with obscured glass, white WC and wall hung basin with a small radiator. To the other side of the hallway is a versatile reception room, Playroom/study. An attractive bay window to the front fills the room with light, it is fully carpeted and has a radiator. Through the arch are the stairs rising to the first floor and access into the living room. This is a well-proportioned room with sliding patio doors giving access out onto the patio and garden beyond. An attractive wooden fireplace with tile inset with a gas coal effect fire gives a focal point to the room. To the other side of the hallway is the dining room with a bay window to the front of the house. At the rear is the kitchen breakfast room with back door out into the garden. A range of white painted base and wall units under a wood effect worktop with space for a full height fridge/freezer, under counter dishwasher, Neff ceramic hob with extractor over and high-level double oven. Strategically placed under the window overlooking the garden is the one and a half bowl stainless steel sink with additional drinking water tap with the water softener in the cupboard below. To the other side of the kitchen in a recess by the back door is the utility area. Wall mounted Glow Worm gas boiler and control panel together with worktop with space and plumbing for the washing machine below. This side of the kitchen also has a door into the large understairs cupboard. There is still plenty of space for a dining table and chairs.

The stairs lead to the first floor with a bright hallway with large window to the rear and the airing cupboard housing and hot water tank. The loft hatch is also here with ladder, over half the loft has been boarded. The principal bedroom has windows overlooking the front of the house and fitted wardrobes to one wall. The en-suite has window to the side with obscured glass, shower cubicle, white WC and pedestal basin with a small radiator. Bedroom 2 is also to the front of the house and also benefits from fitted wardrobes. Bedrooms 3 and 4 are at the back of the house with windows over the garden. The family bathroom has a window to the front with obscured glass, white suite **with** WC, pedestal basin and bath with shower over, together with a small radiator. This completes the internal spaces within the house.



EXTERIOR - To the front there is a small garden mainly lawn edged by black wrought iron fencing and an orderly hedge. A path leads to the central front door.

To the rear of property is a paved patio area extending along outside the living room and the kitchen. There is an additional paved seating area to the far-left corner. The rest of the garden is mainly laid to lawn with a step up to the lawned area and the mature flower borders along the rear. There is an addition slightly raised boarder to the left-hand side with a variety of fruits/veg and herbs. To the left of the back door a shingled area which leads you to the side gate giving access to the parking spaces and round the back of the double garage to the pedestrian door and space to the rear for bin storage and a handy shed.

The double garage has up and over doors and plenty of storage in the eaves. There is power and light with several double plug sockets. Outside the double garage are two allocated parking spaces.



TENURE - The property is freehold with vacant possession on completion

LOCAL AUTHORITY - East Suffolk

Tax Band: F

EPC: D

Postcode: IP13 9HT

What3Words: ///discouraged.shifters.freely

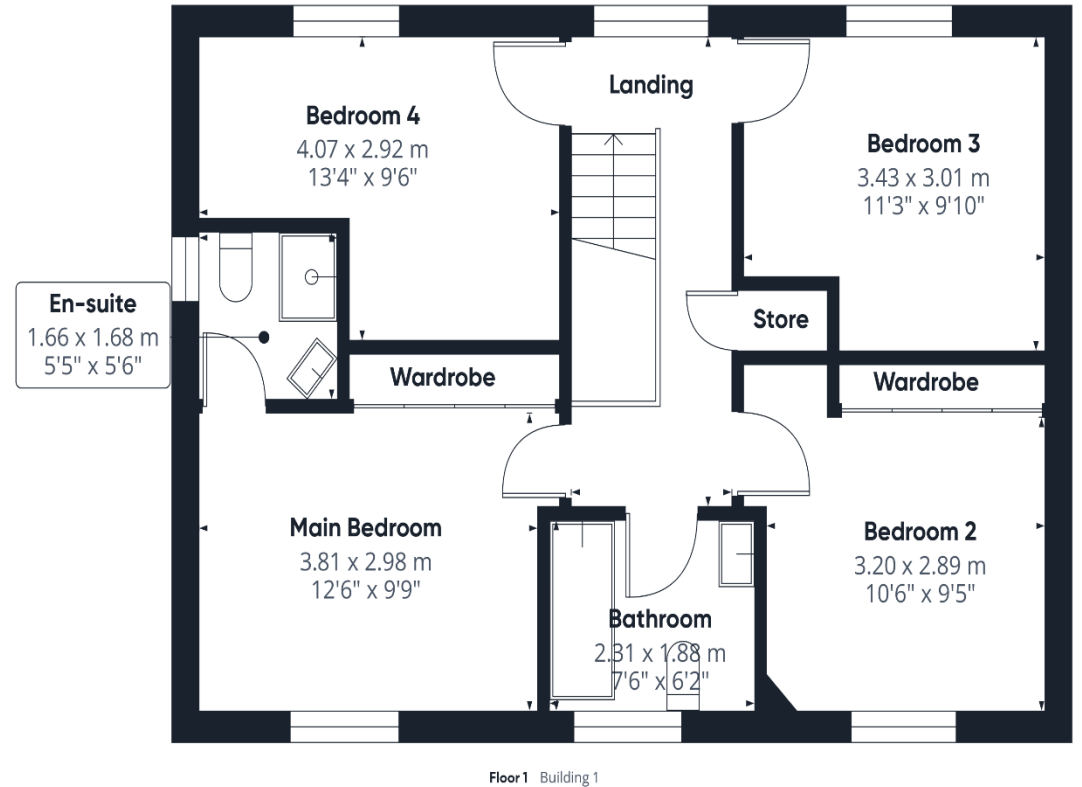
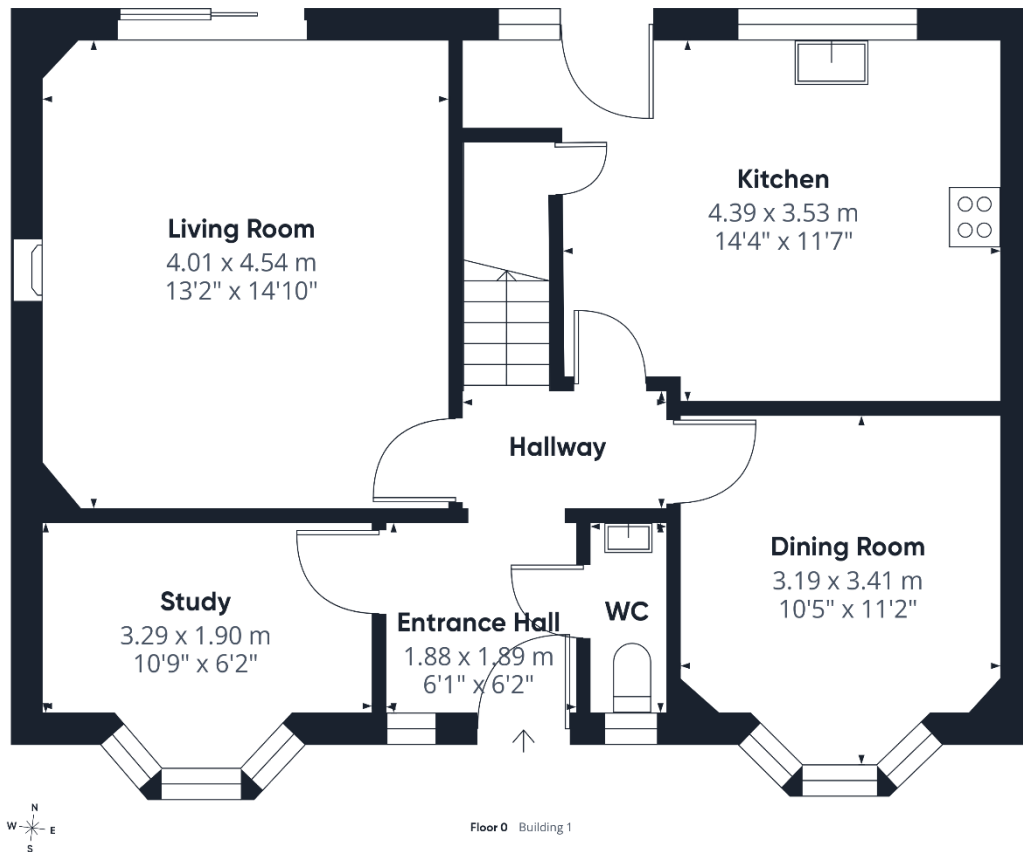
SERVICES Mains drainage, water and electricity, gas central heating, fully double glazed throughout. Gas fire to the sitting room.

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.

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