



Brook House, Framlingham





Brook House | Framlingham | Woodbridge

An attractive Victorian double fronted brick house under a pantile roof. Set back from the road with wrought iron railings and a small front garden with period tiled path leading to the traditional style front door. The front elevation has new white double-glazed sash windows and has lovely symmetry. In recent years the house has undergone extensive modernisation with a large extension to the rear and refurbishment of the existing Victorian part which now provides modern 21st century living.

The house boasts 5/6 bedrooms, 4 bathrooms, 3 reception rooms and is immaculately presented throughout. The rear garden is well maintained and is served by a garden room/garage (where the current owners have housed their hot tub) and a shared drive provides two allocated parking spaces. The house is offered with no onward chain and would make an ideal family home in a sought-after position.



LOCATION

Brook House is just a short walk from Framlingham town centre but on a quiet road in an ideal position with open countryside on its doorstep. Easy walking distance to either the primary or secondary school making this an ideal family home. The market town of Framlingham is well known for its twelfth century castle and church, 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 enters into an attractive hallway with period style ceramic tiling to the floor and architrave to the ceiling. Stairs rise to the first floor and there is access through to all the ground floor rooms. There are two reception rooms to the front, to the left-hand side is the living room with feature fireplace with marble hearth, architrave and ceiling roses with two large sash windows to the front. To the right-hand side is a very similar room with a feature fireplace with marble hearth architrave and ceiling rose and a sash window to the front. The chimney in this room is the only working chimney and could be opened back up to be used if desired. Back into the hallway, under the stairs is a large cupboard and to the right-hand side is a handy utility room which houses the wall mounted gas boiler and has space and plumbing for a washing machine and tumble dryer. There is a fitted sink unit and additional storage. The dining room is located to the left with a side window and a perfect room for family get togethers.

A glass door leads you through to the large open plan kitchen family room. Wood effect LVT flooring runs through this new extension with underfloor heating. There is a teal high gloss fitted kitchen with base and wall units under a marble effect worktop with matching splashback. The worktop runs round and across the room into a breakfast bar. There is an inset sink with mixer tap and integrated dishwasher below, a ceramic hob with extractor over and a high-level oven and integrated microwave sit in the floor to ceiling units. On the other wall are more floor to ceiling units surrounding the large American style fridge freezer. A further floor to ceiling unit incorporates a wine fridge with storage around with hanging glass racks. To the rear of the kitchen is a large open family room with a window overlooking the garden and bifold doors out onto the patio.

Leading off the kitchen is a boot room area with space for shoes and coats and the back door out into the rear garden. This lobby area has access to a further room which was designed as a downstairs bedroom with window to the rear looking into the garden but is currently used as a study. Adjacent is a fully tiled wet room with shower area, wall hung basin and WC together with a heated towel rail.

Stairs rise to the first floor where there is a generous hallway with window to the side and a variety of fitted storage solutions including a deep airing cupboard to store linens etc. All bedrooms are accessed from the hallway. To the front is a large double room with 2 walk-in fitted cupboards, window to the front and an ensuite shower room. The ensuite has a corner shower, wall hung basin and WC with a heated towel rail. On the other side of the house is a large double bedroom with a window to the front and fitted wardrobes to one wall. Next to this room is a small single currently used as a nursery with a window to the front. Behind this is a good-sized single bedroom with fitted cupboard and window to the rear.

Further down the hallway is a generous family bathroom with Velux window, roll top bath, pedestal basin, WC and period style heated towel rail with recessed bathroom cabinets with mirrored doors. To the end of the hallway is the principal suite. As you enter there is a large open dressing area with the ensuite shower room at the end. The room opens into a very generous space with views over the garden and beyond. The en-suite shower room is fully tiled and has a Velux window, walk in shower with glass partition, wall hung basin and WC with recessed cabinets and mirrored doors.

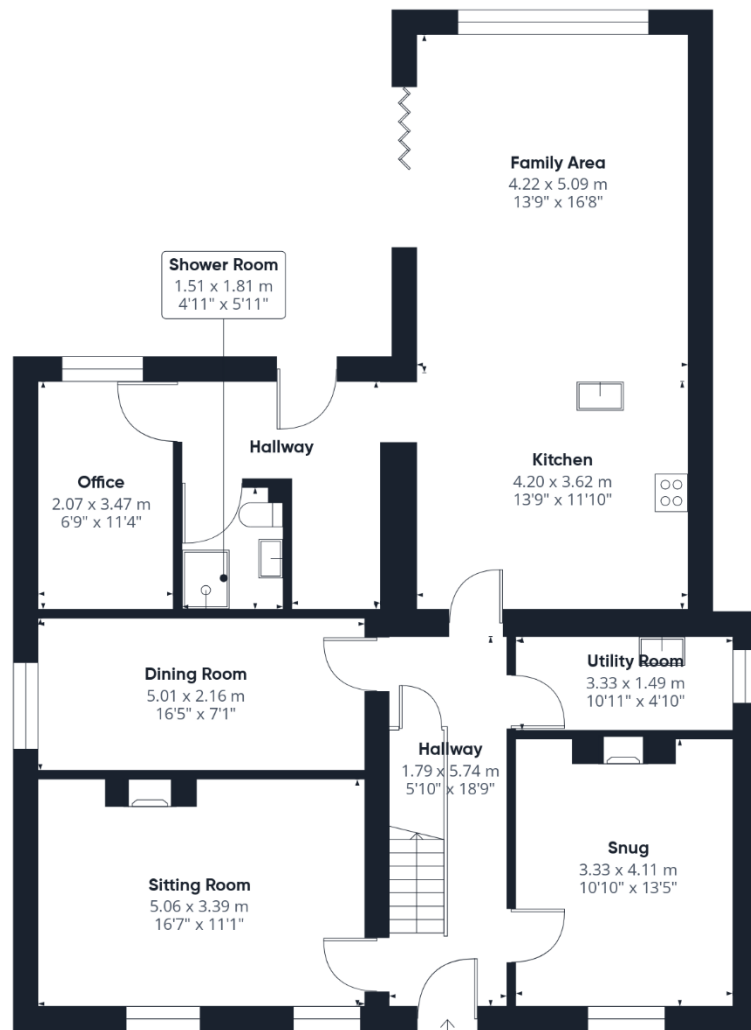
This completes the interior of this spacious family home with an extremely flexible layout.

EXTERIOR

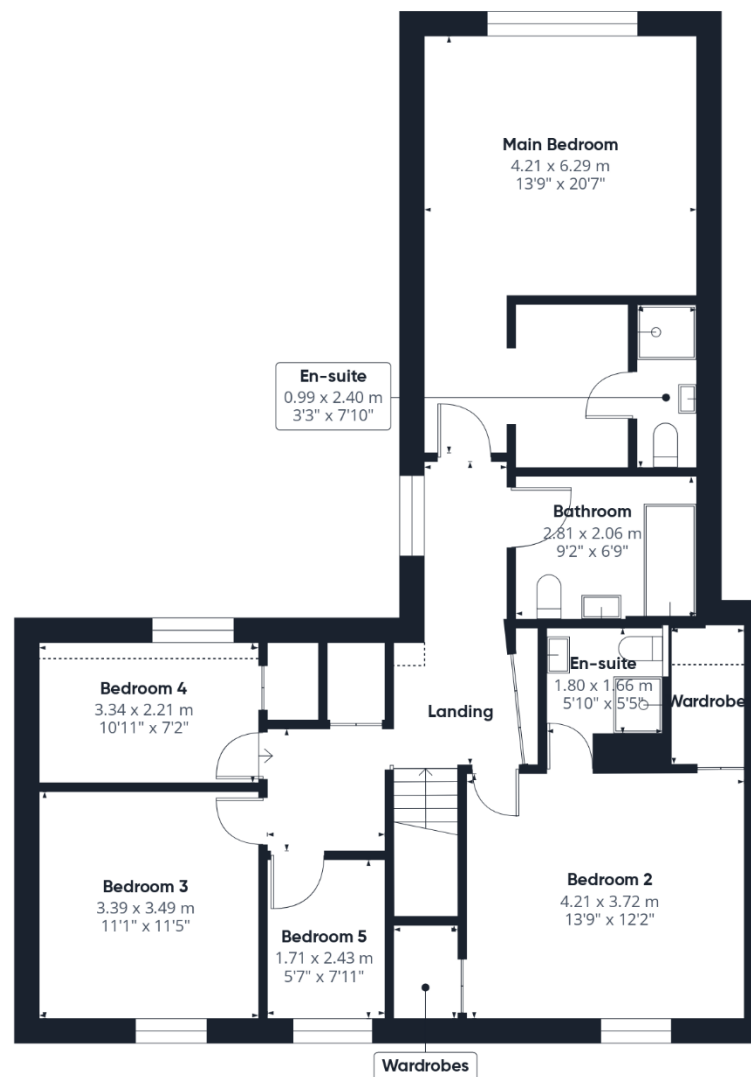
The front garden is edged with pretty wrought iron railings and a period tiled path leading to the front door with sculptured trees and shrubs.

The pretty rear garden has a generous patio area edge with a raised border and ideal for outside entertaining with access from the rear door and from the bifold doors into the kitchen/dining room. There is outside lighting and a gate leading to the driveway at the side of the house where there is a parking space and also room for wheelie bins. A few steps up from the patio lead to the circular lawn edged with mature flower beds and a path leading to the rear gate and the garden room. There is a sunken LPG reservoir below the lawn with a small access point for deliveries and nestled in the mature flower bed is the treatment plant for wastewater.

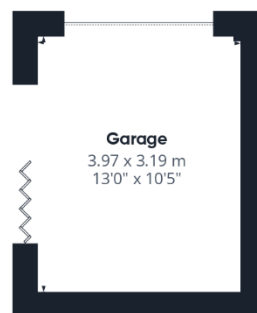
At the rear of the garden is the Garden room/garage which is fully insulated and currently houses the hot tub but would also make an ideal home office with bi-fold doors opening onto a small patio area. The garden room can also be used as the garage as there is a garage door accessed from the driveway. Adjacent to the garden room is the rear gate which leads out to the rear of the driveway and a further parking space. A shared drive is to the side of the property giving access to the allocated parking spaces.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

216.1 m²

2328 ft²

Reduced headroom

1.6 m²

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PROPERTY INFORMATION

TENURE - The property is freehold with vacant possession on completion

LOCAL AUTHORITY - East Suffolk

Tax Band: E

EPC: D

Postcode: IP13 9HT

What3Words: ///crackling.comforted.husbands

SERVICES Mains water and electricity, LPG gas central heating, private compliant water treatment plant, 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.

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