



Baines Way, Framlingham



A beautifully presented three-storey end-terrace home, ideally positioned in the heart of the sought-after market town of Framlingham. Built in 2020, this contemporary home offers stylish, versatile accommodation arranged over three floors, perfectly suited to modern family life.

LOCATION The property is literally a stone's throw from lovely countryside walks and is within walking distance of the Market Hill in Framlingham which 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 and pubs, 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 as well as a primary school. Wickham Market train station is approximately 5 miles away and links via Ipswich train station offer a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



BAINES WAY - INTERIOR An Entrance Door opens into an Entrance Hall with space for shoes and coats and stairs rising to the first floor with a large understairs storage cupboard. To the left is the Kitchen/Breakfast Room which has a range of gloss white wall and base units with laminate worktop over, integrated slimline dishwasher, washing machine and fridge/freezer, electric double oven, gas hob with extractor above, stainless steel sink unit and drainer. There is space for a table and chairs, the window has fitted shutters. There is a downstairs cloakroom with wc and wash hand basin. The Sitting/Dining Room runs across the back of the property and has double doors with windows either side opening out on to the rear garden.

Upstairs on the first floor is a large double bedroom at the back of the property with generous, fitted wardrobes to one wall and windows overlooking the rear garden. The third bedroom is also a double and has a window overlooking the front. The Family Bathroom has a bath with shower over and shower screen to the side, wc and wash hand basin. A door leads into a small study area with a window to the front and stairs rising to the second floor. The spacious main bedroom sits privately at the top of the house and benefits from double aspect windows and a large wall of fitted wardrobes set into the eaves. There is also an en-suite shower room with shower, wc, wash hand basin and Velux window.

BAINES WAY - EXTERIOR - A path leads up to the Entrance Door with neat planting either side and in-set exterior lighting. To the left is a private driveway with parking for two cars. At the end of the drive a gate leads into the rear garden. The rear garden is nicely landscaped with a patio area outside of the Sitting Room, large lawned area and a further secluded patio at the far end ideal for outside entertaining.

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - East Suffolk Tax Band: C EPC: B Postcode: IP13 9FT
What3Words: ///grounding.snake.notices

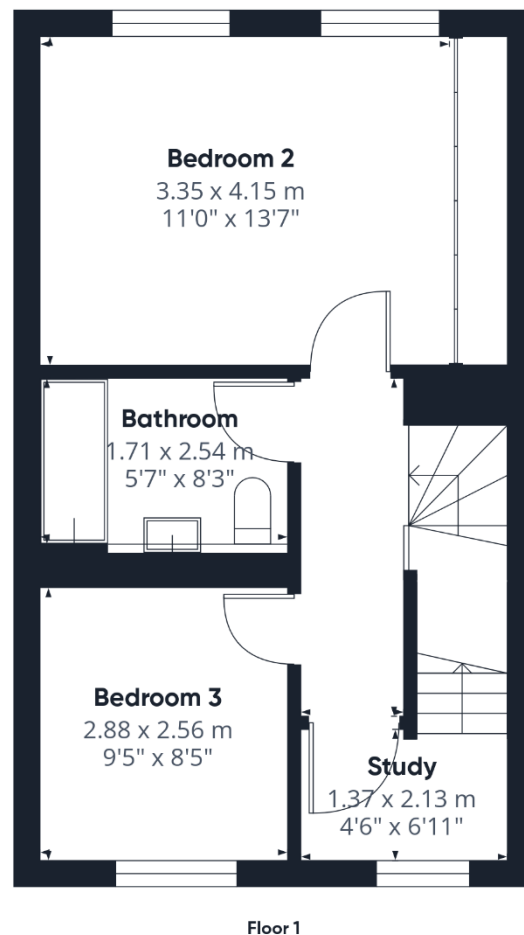
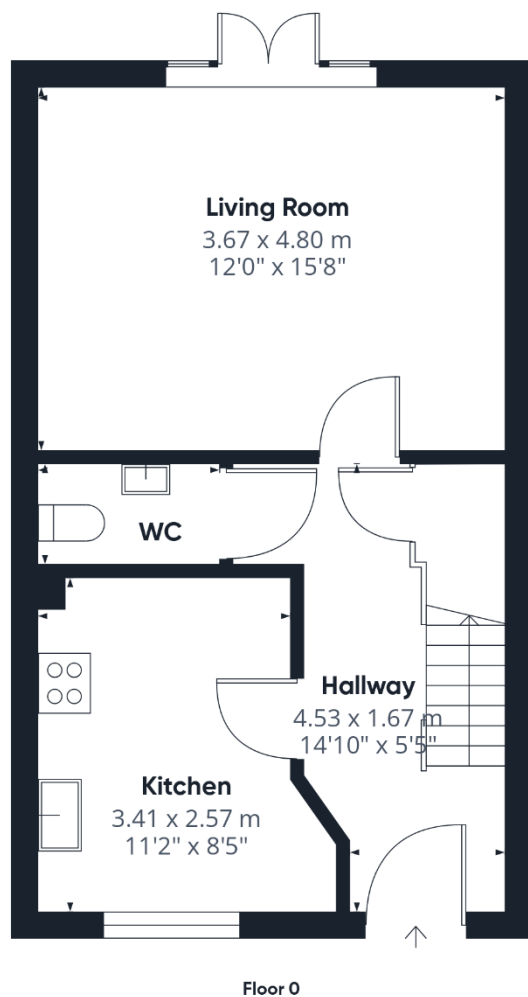
SERVICES Gas Fired central heating, mains drains, water and electricity, double glazed throughout

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

- We understand the property was completed in 2019, and benefits from 3 years remaining on the NHBC new home guarantee.
- There is an annual estate charge payable towards the cost of the upkeep of the communal areas which is currently £260 per annum





Approximate total area⁽¹⁾
98 m²
1055 ft²

Reduced headroom
1.5 m²
16 ft²

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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