Flick & Son
Coast and Country

Framlingham,

Guide Price £315,000

- No Onward Chain
- Driveway and Garage
- First Floor Bathroom
- Walking Distance to Town Centre
- Ground and First floor Bedrooms
- Stylish Fitted Kitchen
- Gas Central Heating and Double Glazing
- Ground Floor Shower Room
- EPC -

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Danforth Drive, Framlingham

A spacious detached house within walking distance from the town centre of Framlingham. The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086). The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has a railway station and connects to the A12 and the Suffolk Heritage Coast.

3 2 1 D

Council Tax Band: D

DESCRIPTION

Situated in a ????? cul-de-sac within easy walking distance of the town centre, this well-presented detached family home is offered for sale with no onward chain, making it an ideal choice for a smooth and straightforward move.

Set back from the road and screened by mature hedgerow and shrubs, the property enjoys a high degree of privacy. A lawned front garden and driveway to the side provide ample off-road parking and access to the garage.

The accommodation benefits from gas-fired central heating and double glazing throughout. An inviting entrance hall leads into a particularly spacious sitting/dining room, filled with natural light from large windows and patio doors that open into a double-glazed conservatory—perfect for enjoying views of the secluded rear garden.

The kitchen, positioned at the front of the property, has been stylishly re-fitted with a range of contemporary gloss-finished units complemented by composite work surfaces. It includes an integrated sink, freestanding oven with stainless steel cooker hood, and space for an automatic washing machine. Windows overlook the front garden, while a useful side door opens onto the driveway.

A second reception room, also overlooking the front garden, offers excellent flexibility and could be used as a third bedroom. This is complemented by a ground floor shower room, adding to the home's versatility.

Upstairs, the landing features a large storage cupboard and a window to the front. There are two generously sized double bedrooms, both with built-in wardrobes and views over the rear garden. The principal bedroom also benefits from access to a spacious eaves storage area. A family bathroom completes the accommodation.

Overall, this is an appealing and versatile home, ideally located within a popular market town and well suited to family living.

TENURE

Freehold

OUTGOINGS

Council Tax Band D

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

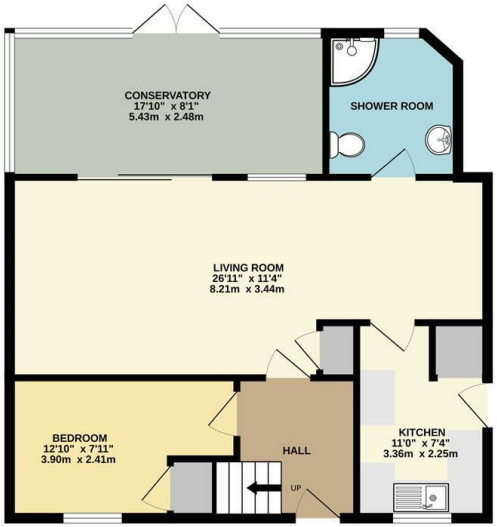
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21062/RDB.

FIXTURES AND FITTINGS

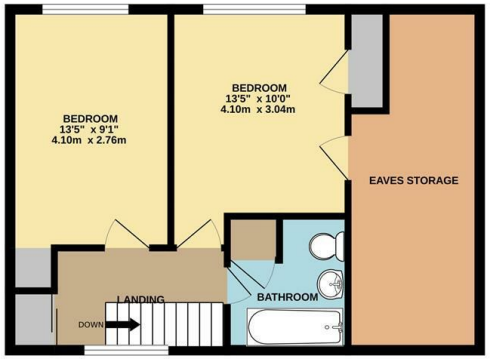
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective

purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

Whilst 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 tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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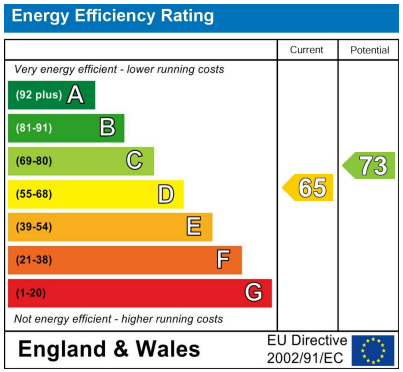

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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