



Baines Way, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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huntingfieldestates.co.uk



A beautifully presented THREE DOUBLE BEDROOM semi-detached family home on the popular CASTLE KEEP development within easy walking distance of Framlingham. Partly wall garden with back gate leading to TWO PARKING SPACES. This immaculate home has a super layout for modern living with kitchen/diner, separate sitting room, cloakroom, two bathrooms and THREE bedrooms.

LOCATION The property 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. 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 which 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.



BAINES WAY - INTERIOR An Entrance Hall welcomes you into the property with space for coats and shoes with stairs rising to the first floor. A door leads into the spacious Sitting Room which has a window to the front and plush pale neutral carpeting. A door leads into a small lobby area where to the right is a downstairs cloakroom and to the left is a deep and useful understairs storage cupboard with space for an appliance with shelving above. This area has wood effect Karndean flooring which seamlessly runs through into the kitchen. The Kitchen/Dining Room opens off the lobby and has plenty of space for a dining table. The Kitchen has a good range of pale grey gloss wall and base units with a return giving extra storage and which also doubles up as a breakfast bar. White granite worktops give a stylish finish. The handles to the cupboards and all sockets and switches have been replaced with brushed gold finishes and a matching mixer tap over the sink unit finishes off this contemporary look. There is an integrated washing machine, dishwasher and fridge/freezer. A window above the sink looks out into the garden and there are double doors leading out onto the patio area.



Upstairs there is a spacious landing and the main bedroom with dedicated space for wardrobes and a window overlooking the front. The en-suite shower room has a large shower cubicle with electric shower, wc and wash hand basin, opaque window to front and radiator. There are two further double bedrooms of similar sizes. The Family Bathroom has a bath with shower over, wc and wash hand basin. This completes this stunning, immaculate property.



BAINES WAY - EXTERIOR A path leads up to the Entrance Door with lawned areas and flower borders with shrubs. Two allocated parking spaces are right next to a rear gate giving access to the pretty, partly walled, garden which is very private and has a lawned area with flower borders packed full of shrubs and plants and then a couple of steps up to the patio area, perfect for outside dining.

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

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

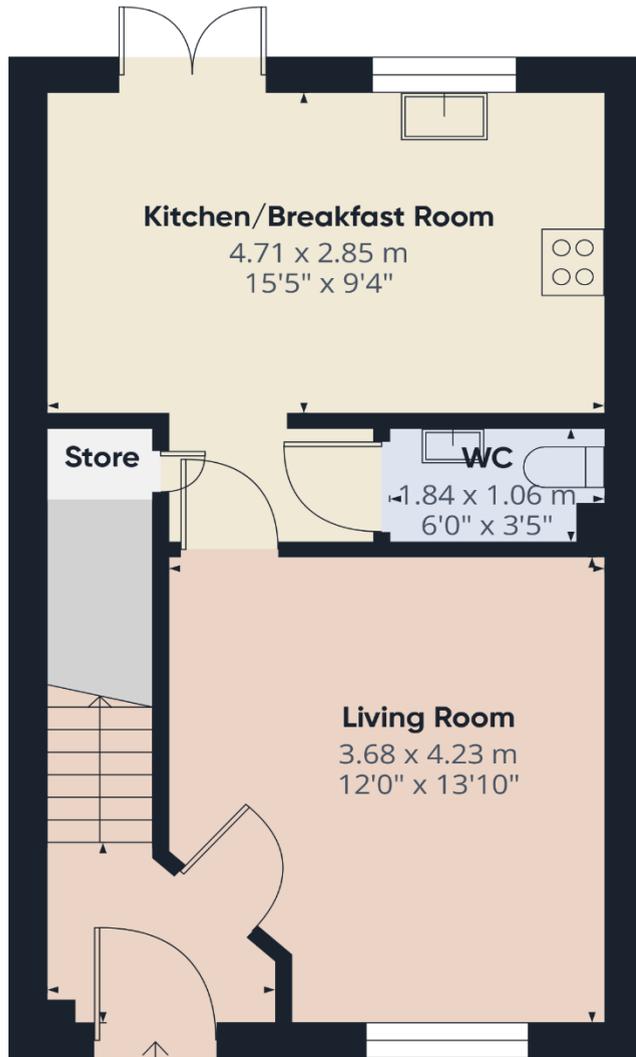
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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.

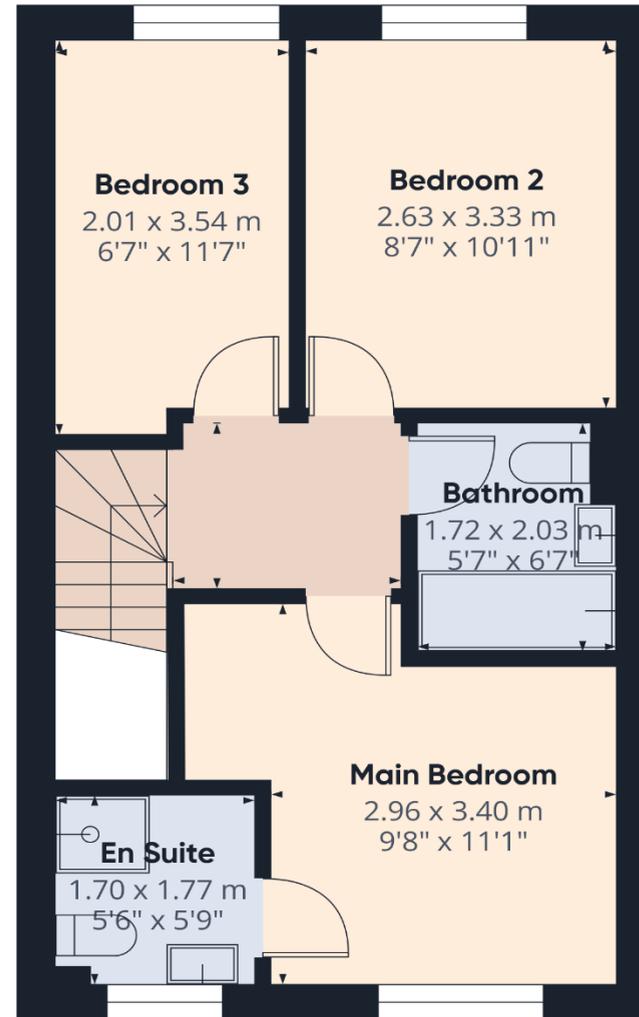
*** THERE IS AN ESTATE CHARGE OF £199 PAYABLE ANNUALLY**

*** THE HOUSE HAS 5 YEARS WARRANTY REMAINING ON THE NHBC (NEW HOMES BUILDING CERTIFICATE)**





Floor 0



Floor 1



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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