





Station Road, Framlingham, Woodbridge, IP13 9EE

william h brown

welcome to

Station Road, Framlingham, Woodbridge

A well-presented three-bedroom home in a sought-after location, offering a spacious lounge, modern kitchen/diner, en-suite to the principal bedroom, private rear garden, allocated parking and a garage. Ideal for first-time buyers, families, or investors alike.

Location

Situated within the popular market town of Framlingham, a highly desirable Suffolk location renowned for its historic castle, excellent community atmosphere, and range of local amenities. The town offers a variety of independent shops, cafes, restaurants, a Co-op supermarket, medical facilities, and well-regarded schools, making it an attractive place to live for families and professionals alike.

The property is conveniently positioned for access to the town centre and enjoys excellent connectivity to neighbouring towns including Woodbridge, Saxmundham, and Ipswich. Rail services are available from nearby Wickham Market station, providing links to London Liverpool Street via Ipswich.

Framlingham is perhaps best known for its iconic medieval castle and picturesque countryside surroundings, offering a wealth of walking routes and outdoor activities while maintaining all the benefits of modern-day amenities. This combination of rural charm and practical convenience continues to make Framlingham one of Suffolk's most sought-after residential locations

Entrance

A welcoming entrance hall featuring stylish laminate flooring, creating a bright and practical first impression. Doors provide access to the lounge, kitchen, and ground floor W.C., whilst stairs rise to the first-floor accommodation. The hallway offers a well-proportioned space and serves as the central hub of the home.

Living Room

18' 4" x 10' 11" (5.59m x 3.33m)

A bright and inviting lounge featuring attractive wooden flooring and a charming gas fireplace, creating a warm and welcoming focal point to the room. Two double-glazed windows allow an abundance of natural light to flood the space, enhancing the comfortable and airy feel. A door provides access to the entrance hallway, making this an ideal room for relaxing and entertaining alike.

Kitchen/ Diner

18' 6" x 16' 10" (5.64m x 5.13m)

A spacious and well-appointed kitchen/diner fitted with a range of wall and base units incorporating a stainless steel sink and drainer. Integrated appliances include a washing machine, dishwasher, and oven, with a gas hob and extractor hood over. There is further space for a freestanding fridge/freezer.

The kitchen also benefits from a useful utility area, providing additional worktop and storage space, helping to keep day-to-day household tasks separate from the main living and dining area.

Featuring tiled flooring throughout, the room is served by two radiators and enjoys a double-glazed window overlooking the rear garden. There is ample space for a family dining table, making it an ideal setting for both everyday living and entertaining. Double doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between inside and out.

Utility Space

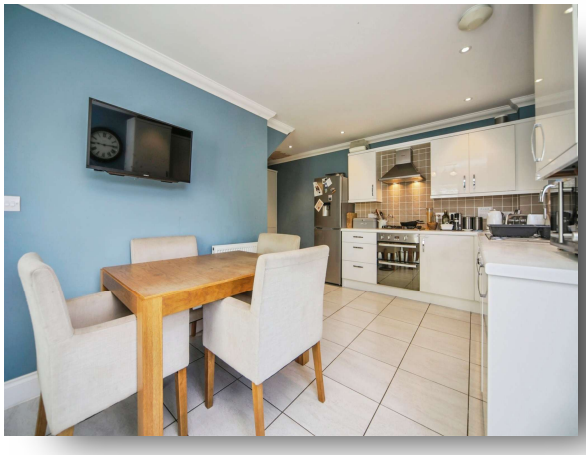
An additional L-shaped section of the kitchen provides a versatile utility area, offering extra worktop and storage space. This practical area is ideal for laundry appliances, household storage, or further preparation space, helping to keep the main kitchen area organised and functional while enhancing the overall usability of the room.

Cloak Room

Fitted with a two-piece suite comprising a low-level W.C. and wash hand basin. The room also benefits from a radiator and offers a practical and convenient space for guests and everyday family use.









Landing
A spacious first-floor landing fitted with carpet flooring and a radiator. Doors provide access to all bedrooms and the family bathroom. The landing also benefits from two useful storage cupboards, one of which houses the hot water tank, offering excellent additional storage space and practicality for modern family living.

Bedroom 1
14' 10" x 11' 11" (4.52m x 3.63m)
A generously proportioned double bedroom featuring carpeted flooring and a double-glazed window allowing plenty of natural light to fill the room. The bedroom benefits from direct access to the en-suite shower room and a door leading to the first-floor landing, creating a comfortable and practical principal bedroom suite.

En-Suite
6' 7" x 5' 5" (2.01m x 1.65m)
A well-appointed en-suite comprising a shower cubicle, low-level W.C. and wash hand basin. The room also benefits from a double-glazed frosted window, providing natural light whilst maintaining privacy. A practical addition to the principal bedroom, offering convenience and comfort for modern living.

Bedroom 2
11' 3" x 9' 10" (3.43m x 3.00m)
A well-proportioned double bedroom featuring laminate flooring and a radiator. A double-glazed window to the front aspect provides plenty of natural light, while the useful over-stairs cupboard offers additional storage space. A door leads to the first-floor landing.

Bedroom 3
11' 3" x 6' 10" (3.43m x 2.08m)
A well-presented bedroom featuring laminate flooring, a radiator, and a double-glazed window providing natural light. A door leads to the first-floor landing, making this a versatile room suitable as a bedroom, nursery, guest room, or home office.

Bathroom
6' 10" x 6' 2" (2.08m x 1.88m)
A well-appointed family bathroom fitted with a three-piece suite comprising a panel-enclosed bath, low-level W.C. and wash hand basin. The room benefits from laminate flooring, a radiator, and a double-glazed frosted window, providing both natural light and privacy. A functional and well-maintained space, ideal for everyday family living.

External
The property benefits from a fully enclosed rear garden, predominantly laid to lawn with a patio area, providing an ideal space for outdoor dining, entertaining, and family enjoyment. The garden is enclosed by a combination of brick walling and fencing, offering a good degree of privacy and security. Further benefits include gated access, a useful bin storage area,

Parking
The property further benefits from an allocated parking space and a garage located en bloc beneath a coach house to the rear of the development. Offering secure parking and additional storage, this is a valuable feature that enhances both the practicality and convenience of the property. The parking and garage are easily accessible and provide excellent off-road parking solutions for homeowners and visitors alike.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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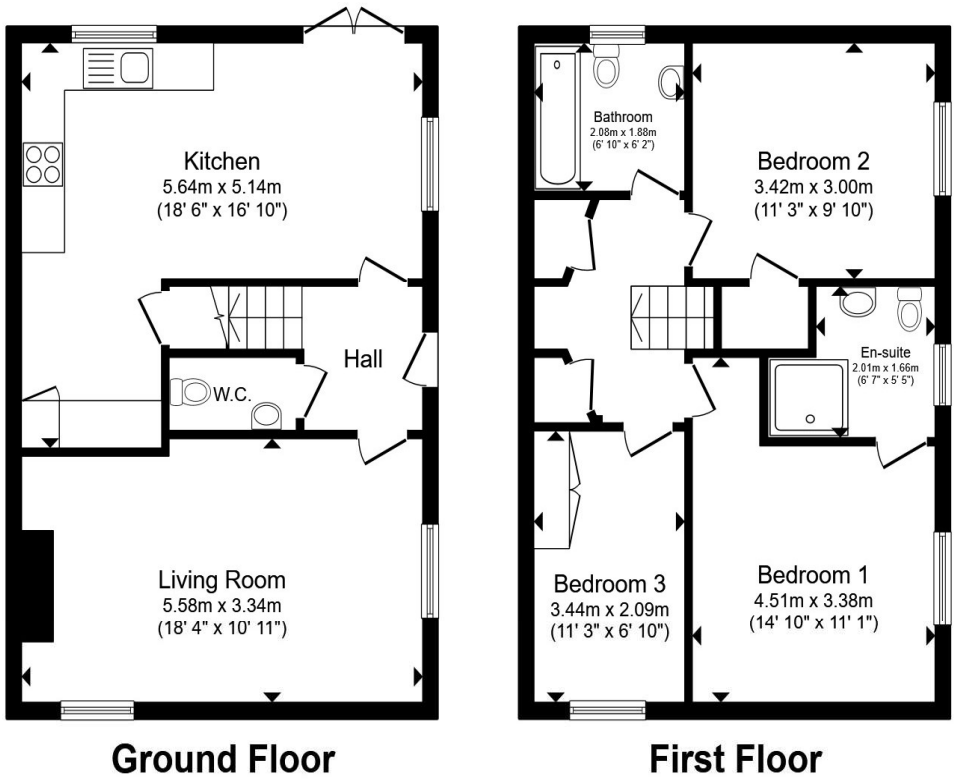
Station Road, Framlingham, Woodbridge

- Guide Price ** £325,000 - £350,000 **
- Three Double Bedrooms
- Master Bedroom With En-Suite
- Walking Distance To Town Centre
- Garage En Bloc & Off Road Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£325,000



Total floor area 93.3 m² (1,004 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
FLH105792 - 0006

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