



Pear Tree Bungalow, Framlingham, Suffolk



Stunning contemporary bungalow peacefully tucked away on the edge of Framlingham. Built in 2024 with 8 years remaining of the New Build Warranty, this attractive detached bungalow has a large open plan living/dining/kitchen with feature glazing to one end, utility room, two double bedrooms, two bathrooms, large, graveled driveway and rear garden. The property is located along a private road with turning area which is a shared access between the four houses. No Onward Chain.

LOCATION Langshaw Place is a small development of new homes, just off Saxtead Road on the edge of Framlingham. The property is located close to 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 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.



PEAR TREE BUNGALOW - INTERIOR The partially glazed front door leads you into the hall with light oak effect flooring throughout and zoned underfloor heating. There is a storage cupboard to the left and a double cupboard housing the water tank and heating controls. The wooden flooring runs throughout the bungalow, allowing easy access with no thresholds. To the right is the generous open plan living/dining/kitchen which is a stunning space - over 26' long - with vaulted ceiling, contemporary white walls, windows to both aspects and a stunning glazed end wall with bi-fold doors

opening onto the rear garden patio. The room has ample space for zoning with clear dining, living and kitchen areas. The grey shaker style fitted kitchen has a range of wall and base units with a peninsular breakfast bar, integrated full height fridge/freezer, integrated dishwasher, ceramic induction hob, stainless steel sink and window overlooking the garden. Along the hallway is a family bathroom with contemporary style bath with shower over, wc, basin with vanity unit below and heated towel rail and fully tiled floor. The main bedroom has a window overlooking the drive and an en-suite shower room with corner shower, wc, vanity unit with basin and heated towel rail. The second bedroom also has a window overlooking the drive.

Built in 2024, the entire property is finished to a very high standard. There is oak effect flooring throughout (except bathrooms) with zoned underfloor heating to every room. All windows and doors are double glazed and internal doors are contemporary oak.

PEAR TREE BUNGALOW - EXTERIOR The property is reached via a shared private road accessed from the Saxtead Road. The private road with turning area is shared between 4 houses. A five-bar gate opens into the private gravel driveway with ample off-road parking for numerous vehicles and fenced bin store area. A paved stone path leads to the side of the property where the front door can be found. A gravel path leads to the rear of the property, where the back door leads into the utility room.

The rear garden is mainly laid to lawn with a feature apple tree. A generous stone patio sits under the eaves of the house providing a sheltered sitting area ideal come rain or shine.

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

LOCAL AUTHORITY : East Suffolk

TAX BAND : TBC

EPC : B

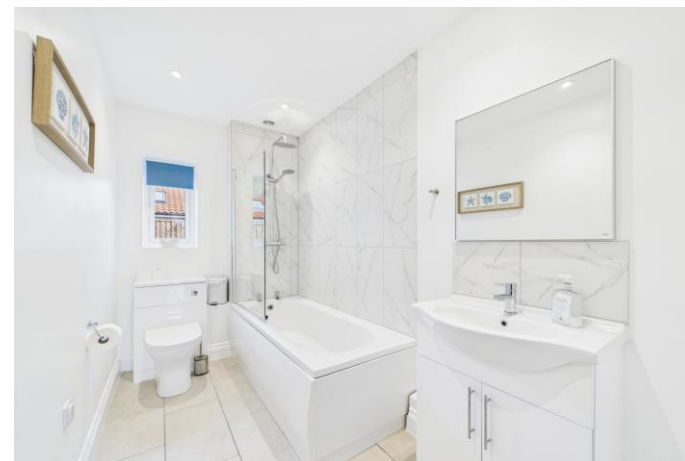
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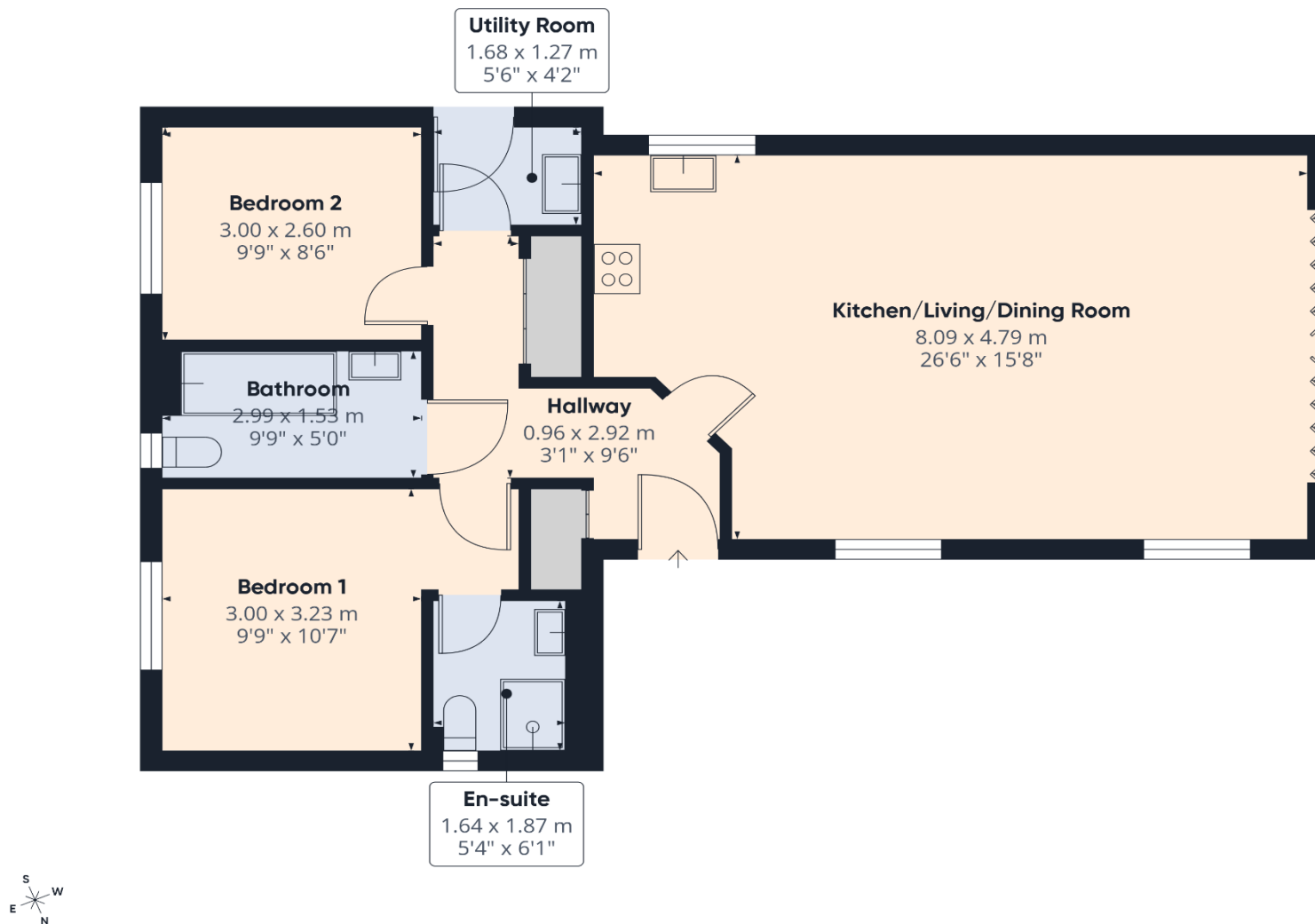
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***SERVICES** Air source heat pump with underfloor heating throughout, mains water, drainage and electricity.

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 annual contribution to the shared grounds which is anticipated to be in the region of £200 per year.

*The property benefits from a new home insurance policy with 9 years remaining.

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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