



Ashwell Avenue, Framlingham, Suffolk



A beautifully presented FOUR DOUBLE BEDROOM semi detached family home on the popular CASTLE KEEP development within easy walking distance of Framlingham. Large garden, garage and driveway. This immaculate home has a super layout for modern living with kitchen/diner, separate sitting room, cloakroom, two bathrooms and four double 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 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.

- **Four double bedrooms with en-suite and family bathroom**
- **19ft garage with driveway to the front**
- **High quality finish with excellent EPC**
- **Kitchen/Dining room with french doors into the garden**
- **Built in 2021 with remaining NHBC guarantee**
- **Ideal family home with spacious and flexible accommodation**

**ASHWELL AVENUE - INTERIOR** An Entrance Hall welcomes you into the property which has a window to the side and space for coats and shoes. A door leads into the spacious Sitting Room which has a window to the front and benefits from Karndean flooring which seamlessly runs throughout the ground floor. 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. The Kitchen/Dining Room opens off the lobby and has plenty of space for a dining table. The Kitchen has a god range of white gloss wall and base units with laminate worktop, ceramic sink unit with mixer tap over and window above. There is an integrated washing machine, dishwasher, fridge/freezer, pull out larder style cupboard and double doors leading out to the rear garden. 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, wc and wash hand basin, opaque window to front. There are three further double bedrooms. The Family Bathroom has a bath with shower over, wc and wash hand basin. This completes this stunning, immaculate property. Book a viewing today on 01728 724566.

**ASHWELL AVENUE - EXTERIOR** To the side of the property is a 19ft long single garage with up and over door, power, lighting and driveway with off-road parking to the front. A pathway leads to the front of the property and the front garden is lawned and edged with laurel. The rear garden is accessed via a side gate and from the kitchen/dining room. The generous garden is laid to lawn with contemporary fencing and has a patio area outside the house, as well as a separate decked area at the end of the garden for capturing the sun throughout the day, making it a perfect space for outside dining. building either a garage or cart lodge in this area if required.



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

**LOCAL AUTHORITY** - East Suffolk

Tax Band: D

EPC: B

Postcode: IP13 9FX

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

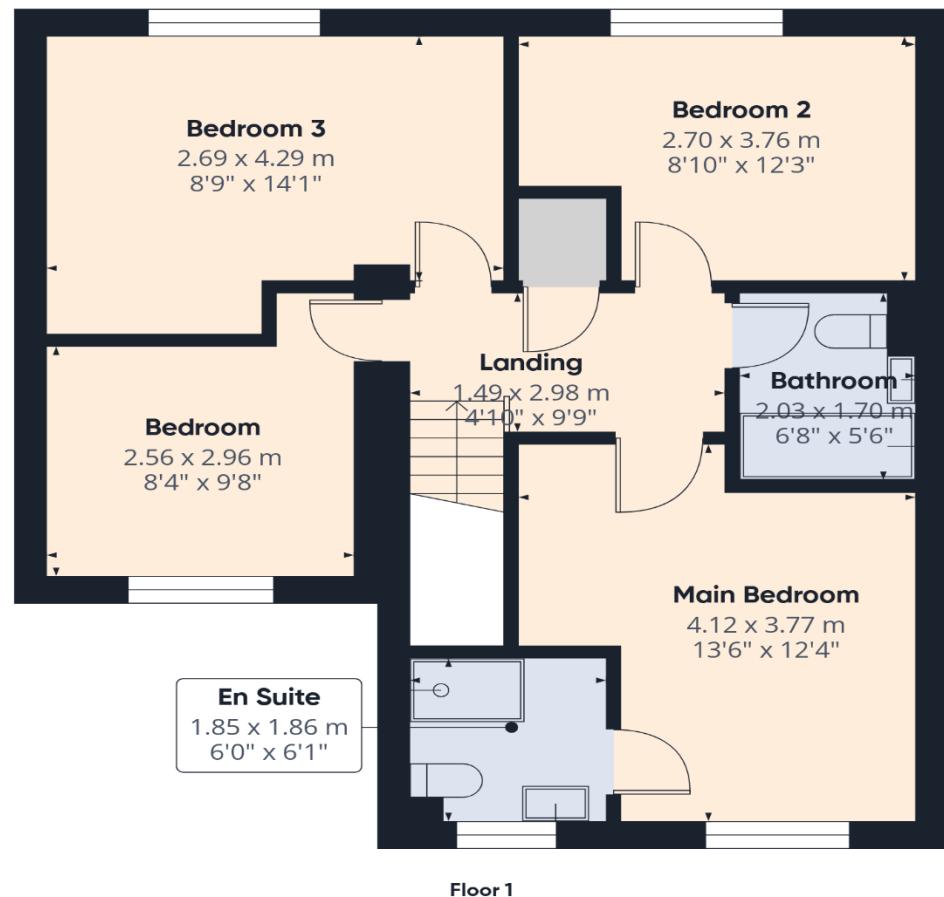
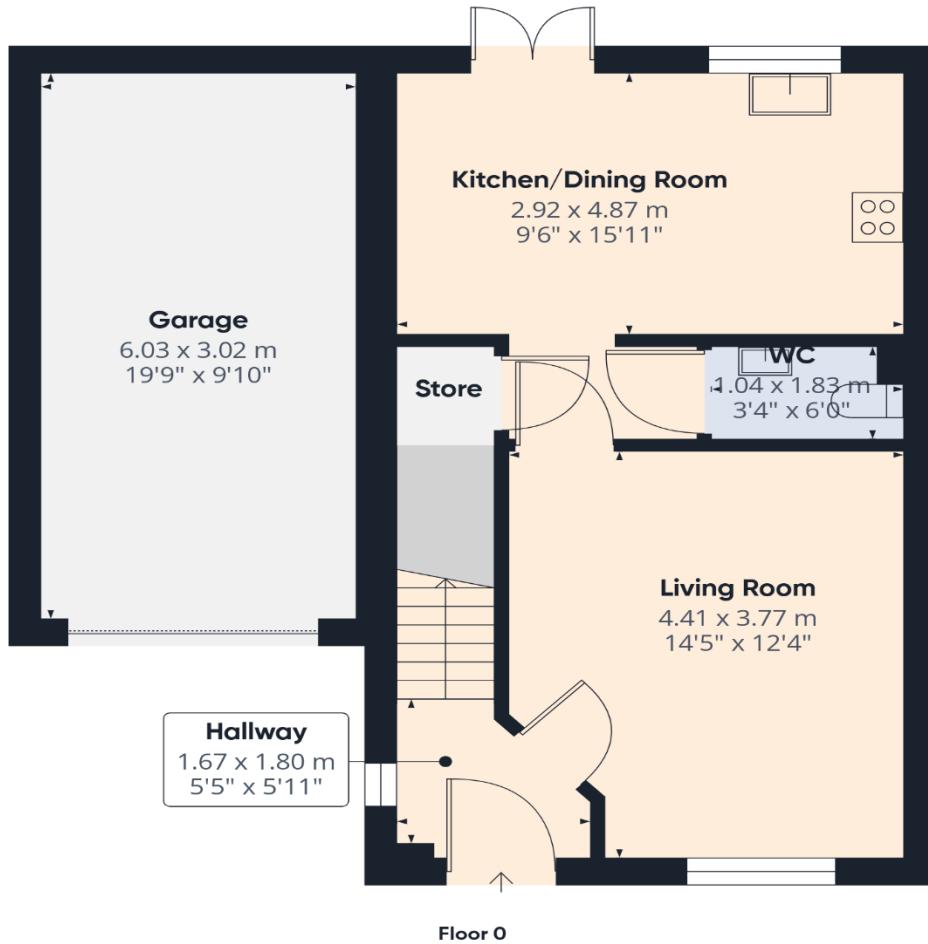
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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 payable annually which is £199
- The house benefits from 5 years left on the New Homes Building Warranty (NHBC)







**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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