



Reed House, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A distinguished five-bedroom detached home constructed by Bennett Homes as part of a select development close to the centre of Framlingham. This beautifully finished home includes a striking Kitchen/Dining Room, Two Further Reception Rooms, Bi-Fold Doors, Double Garage, Three Bathrooms, Large Garden and High Quality Finish Throughout.

LOCATION Reed House is located on Saxon Court - a private drive leading to just four new homes. It is within walking distance of the Market Square in Framlingham. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of cafes and 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.



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.

REED HOUSE - INTERIOR: Upon entering, you are greeted by a grand entrance hall leading to the various rooms on the ground floor with stairs rising to the first floor and a useful ground floor cloakroom and understairs cupboard. To the left, double partially glazed oak doors lead into the expansive sitting room which spans the entire length of the house, illuminated by natural light from the front aspect sash window and the bi-folding doors that open onto the garden. The dedicated study room offers a serene space for work or would make an ideal snug / playroom with a sash window overlooking the front. The kitchen/dining room is at the end of the hall and combines style and functionality, with bespoke fitted kitchen with large central island, quartz worktops, granite sink and space and plumbing for an American style fridge/freezer, as well as bi-folding doors leading to the garden. The striking kitchen is equipped with a Bosch induction hob and integrated downdraft extractor unit, a pair of Bosch single ovens with touchscreen, app connectivity, an integrated dishwasher and a lifestyle larder unit with a microwave oven. A separate utility room provides convenient outdoor access and practicality with space and plumbing for a washing machine and tumble dryer along with a range of fitted units.

Upstairs, Reed House continues to impress with its five bedrooms. The principal bedroom is a luxurious retreat, featuring an en-suite bathroom and a dedicated dressing area with a generous selection of fitted wardrobes. The second bedroom also enjoys the privacy of an en-suite and generous fitted wardrobe space to one entire wall. The remaining three bedrooms share a well-equipped family bathroom with separate bath and shower cubicle.

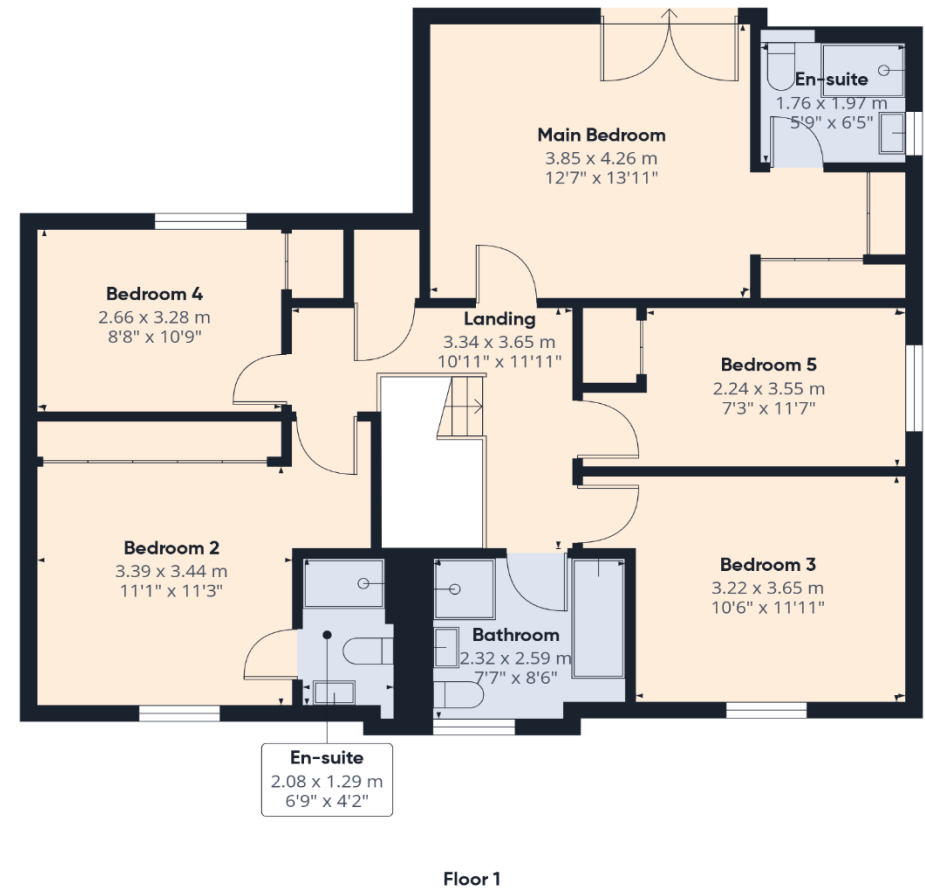
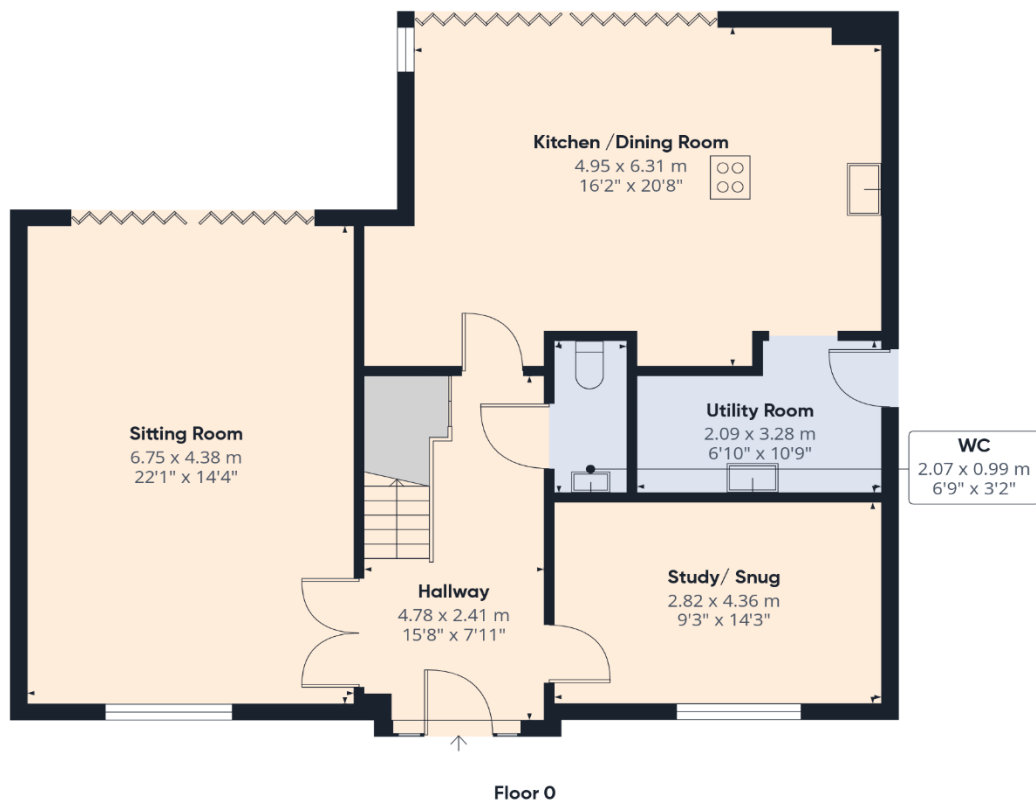
REED HOUSE - EXTERIOR: Reed House is approached via a wide block paved driveway leading to the generous double garage with up and over metal security doors and single door side access and there is plenty of space for additional parking. The rear garden has a large stone patio ideal for outdoor dining and entertaining along with ample space for grass or further personalisation.

LOCAL AUTHORITY - East Suffolk **Tax Band:** TBC **EPC:** B **Postcode:** IP13 9FG
What3Words:///fidelity.slid.visit

SERVICES: -Vaillant air source heat pump with App connectivity to maximise efficiency and reduce CO2 emissions, Underfloor heating to all ground floor rooms and thermostatic radiator valves to first floor main rooms for greater control and efficiency. Mains drains, water and electricity, Electric Vehicle (EV) Charging Point. Hard wired data point for reliable internet connection to all habitable rooms

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





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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