



Birch House, Framlingham, Suffolk



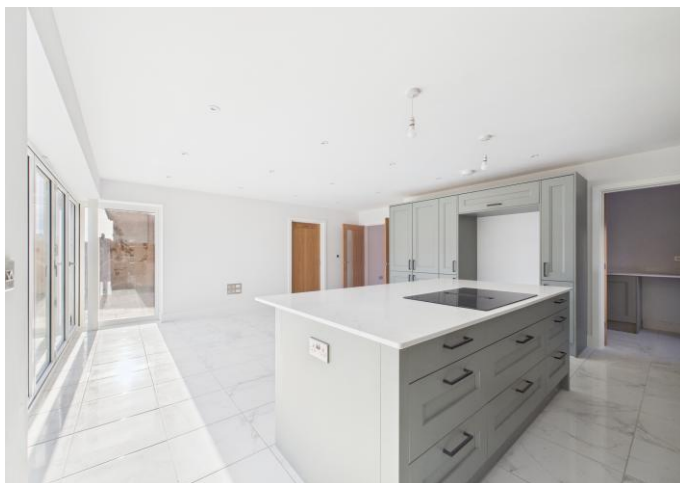
Huntingfield
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FRAMLINGHAM

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An exceptional new build five-bedroom detached home of over 2,600sqft within walking distance of the centre of Framlingham. Offering annexe potential, this beautifully finished home includes a striking Kitchen/Dining Room, Two Further Reception Rooms, 5th bedroom/further reception room over garage, Bi-Fold Doors, Double Garage, Four Bathrooms, Large Garden and High-Quality Finish Throughout

Saxon Court is an exclusive collection of just four beautifully crafted homes in the historic Suffolk town of Framlingham, where modern luxury meets rural charm. Nestled in the heart of the countryside, each property has been thoughtfully designed with spacious plots, premium finishes and flexible interiors that can be tailored to your lifestyle. From state-of-the-art kitchens to high-end bathroom fixtures, every detail reflects Bennett Homes' dedication to quality.



- **LOCAL AUTHORITY** - East Suffolk
- **Tax Band:** TBC
- **EPC:** B
- **Postcode:** IP13 9FG
- **What3Words:** [///crumbles.packets.verdict](#)
- **TENURE** - The property is freehold and vacant possession will be given upon completion.

BIRCH HOUSE - INTERIOR: Birch House has a spacious design, on the ground floor is a wide entrance hall with a stunning kitchen/dining/family room with bi-fold doors, utility room, dual aspect sitting room with bi-fold doors, study, ground floor shower room and cloakroom. An Oak handrail staircase leads to the first floor with 4 double bedrooms, principal bedroom with dressing room and en-suite, second bedroom with fitted wardrobes and en-suite and family bathroom. A large 5th bedroom / playroom/snug/games room has a separate staircase from the entrance hall and is located above the garage. This has fantastic annexe potential for multi-generational living.

Constructed by Bennett Homes, the house is equipped with air source heat pump and underfloor heating to the ground floor. These energy-efficient features deliver lower running costs and reduced environmental impact, ensuring your home is as futureproof as it is stylish.

Kitchen/Dining Area

Metric: 6.35m x 4.66m Imperial: 20'10" x 15'3"

Living Room

Metric: 6.84m x 3.66m Imperial: 22'5" x 12'0"

Study

Metric: 3.76m x 3.02m Imperial: 12'4" x 9'11"

Double Garage

Metric: 6.50m x 5.88m Imperial: 21'4" x 19'3"

Bedroom 1

Metric: 3.95m x 4.28m Imperial: 12'11" x 14'0"

Bedroom 2

Metric: 4.08m x 3.36m Imperial: 13'4" x 11'0"

Bedroom 3

Metric: 3.04m x 2.98m Imperial: 9'11" x 9'9"

Bedroom 4

Metric: 3.68m x 2.67m Imperial: 12'1" x 8'9"

Bedroom 5/Annexe

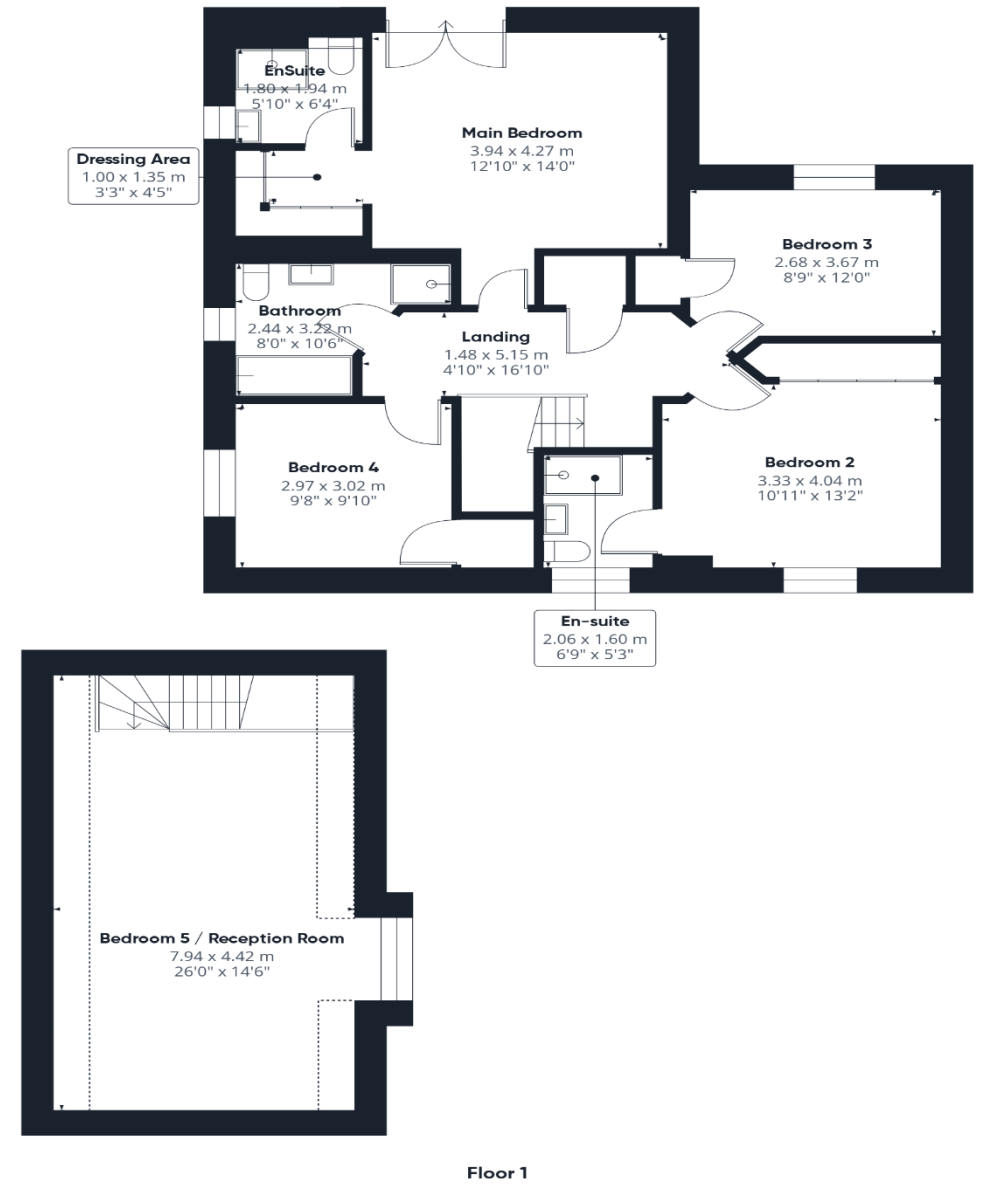
Metric: 7.94m x 4.45m Imperial: 26'0" x 14'7"

BIRCH HOUSE - EXTERIOR: A wide block paved driveway leads to the generous double garage with up and over metal security doors and single door rear 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.

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

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.





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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