

Foxhall



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Lambert Close

Framlingham, Woodbridge, IP13 9TE

Offers in excess of £245,000



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Summary Continued

The bungalow was originally built in 2006 and has been thoroughly enjoyed and meticulously maintained by the current owner since 2009. The bungalow is situated only 10 minutes walk to the market square at Framlingham.

The town benefits from a doctors surgery, Sir Robert Hitcham CEVA primary school and nursery along with Thomas Mills High School and Framlingham College. Framlingham is best known for its magnificent castle and more recently for its association with Ed Sheeran. It also offers an excellent selection of independent shops and businesses including cafe's, restaurants, hairdressers, antique shops, nursery, vets and bakers. It is also home to the Crown Hotel and a Co-operative supermarket.

Front Garden

Small front garden enclosed by hedging with additional established shrubs.

Entrance Hallway

Double glazed front entrance door through to entrance hallway with replacement solid oak flooring, door to built-in cupboard housing a brand new 2026 central heating boiler plus door to an additional cupboard for coats etc, access to loft space which is fully insulated and has a light.

Lounge / Diner

15'1" x 9'9" (4.60m x 2.97m)

Solid oak flooring, two radiators and sliding double glazed patio doors to rear opening out into the garden. The lounge is easterly facing making this a very sunny and pleasant room especially in the early mornings.

Kitchen

6'11" x 5'7" (2.11m x 1.70m)

Modern fitted kitchen with good range of base drawers,

cupboards and eye-level units. Electrolux oven, four ring gas hob over and extractor fan above, plumbing for a washing machine, recess for a fridge (both appliances may remain), tiled floor, ample work surfaces, extractor fan, recessed ceiling spotlights, side window and part glazed double glazed door to side plus a single drainer sink unit.

Bedroom One

Good sized bedroom with lovely views over farmland fields to the front and spacious built-in double wardrobe.

Bedroom Two

Good sized bedroom with lovely views over farmland fields to the front and a radiator.

Bathroom

Spacious bathroom comprising bath with shower attachment over, W.C., wash hand basin, radiator, window to side and an extractor fan.

Rear Garden

Lovely walled and landscaped rear garden enclosed on two sides by feature curved brick wall and by panel fencing on the third side. The garden commences with a paved patio area which is an absolute suntrap and ideal for sitting out having breakfast or a morning cuppa. There is also a circular patio at the rear which is secluded and south westerly facing and would be lovely to sit out here in the afternoon and of the summer evenings for alfresco dining. There's an area of lawn, shingle with established trees and shrubs including flowering cherry tree and also an outside tap. There is a sturdy side access gate leading to the side and front garden.

Garage

One of the major benefits of this particular bungalow, which many others in the close do not have, is the fact it

has a detached brick built pitched roof garage which is also immediately adjacent to the bungalow. There is a long driveway in front of the garage with up and over door. It's supplied with power and light and very handy eave storage space.

Agents Notes

Tenure - Freehold

Council Tax Band - D

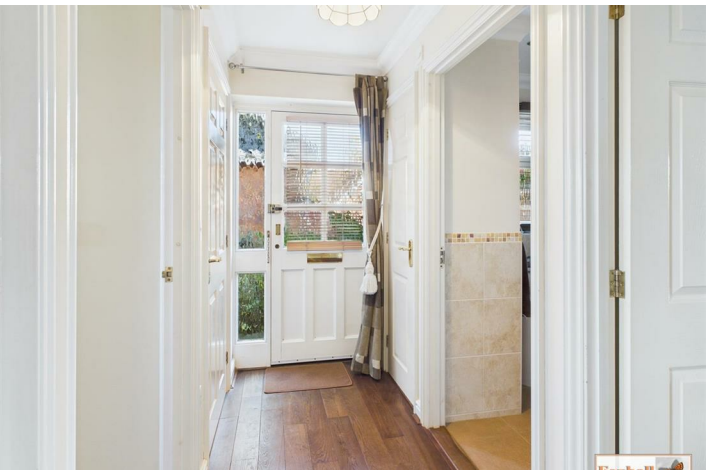
Framlingham Area

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Framlingham is surrounded by delightful villages many of which have popular pubs and offer lovely walks from the town. The coastal town of Aldeburgh is only 13 miles away in the market and the picturesque market town of Woodbridge and River area only 12 miles away, plus the world famous Snape Maltings concert hall is only 10 1/2 miles away plus RSPB centre in Minsmere a short distance further.

View from the property





Road Map



Hybrid Map



Terrain Map



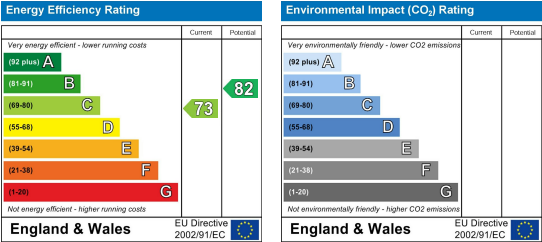
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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