



Howard Close, Framlingham Woodbridge IP13 9SH



welcome to

Howard Close, Framlingham Woodbridge

A well-located four bedroom semi-detached home in Framlingham, offering spacious and versatile accommodation including a living room with log burner, modern kitchen, sunroom, utility, and ground-floor shower room. Outside features include a lovely rear garden, outbuilding, garden shed and driveway.

Entrance Hall

Entrance door, radiator, stairs.

Cloakroom

Double glazed window to rear aspect, w/c, wash hand basin, enclosed shower.

Lounge

Double glazed window to front aspect with shutters, log burner, radiator, carpet flooring.

Sunroom

Sunroom, open plan from the kitchen, under stairs storage, radiator.

Kitchen

Double glazed window to rear aspect, integrated oven and electric hob, base and eye units, dishwasher, hot water tap, fridge / freezer, boiler, water softener.

Utility Room

Located at the rear of the garage, worktop space, space for washer and dryer, door to rear aspect, tiled flooring.

Conservatory

Bifold door to rear aspect, double glazed window to side and rear aspect.

Landing

Airing cupboard, loft hatch.

Bedroom 1

Double glazed window to rear and front aspect, radiator, second loft hatch.

Bedroom 2

Two double glazed windows to front aspect, storage

cupboard, radiator, carpet flooring.

Bedroom 3

Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 4

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

Enclosed bath tub with power shower over head, w/c, wash hand basin, towel rail.

Front Garden

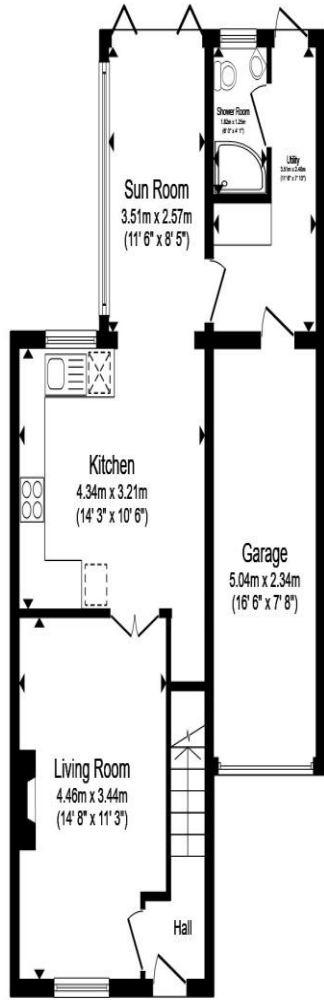
Shed, step to front door, landscaped garden.

Rear Garden

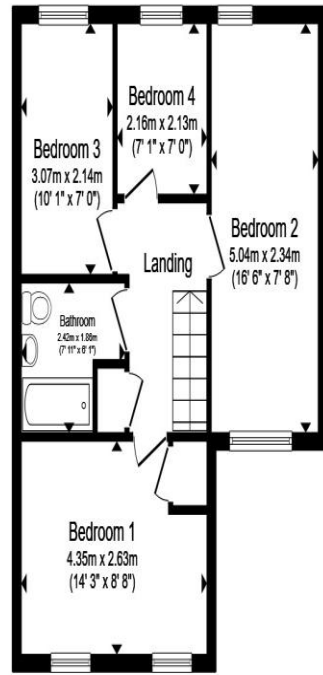
Turfed, Summer House and mature trees for boundary.

Garage

Electric roller door, power and light.



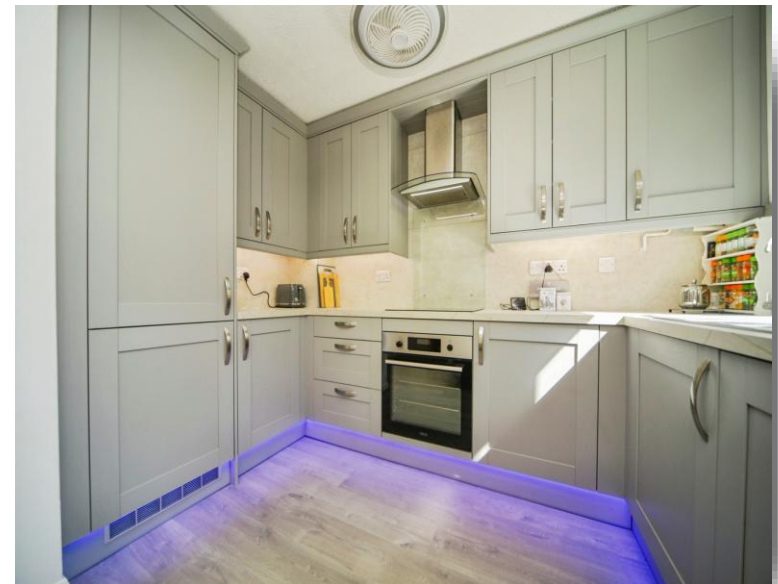
Ground Floor



First Floor

Total floor area 111.6 m² (1,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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**Howard Close,
Framlingham Woodbridge**

- A four bedroom semi-detached house
- Driveway for off road parking
- Sunroom
- Lovely front and rear gardens
- Outbuilding and garden shed

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of
£350,000



view this property online williamhbrown.co.uk/Property/FLH105683



Property Ref:
FLH105683 - 0002

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