



Fulchers Field, Framlingham



Huntingfield  
Estates  
FRAMLINGHAM

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This detached house was built approximately 30 years ago of brick and block construction under a pan tiled roof. The house has been significantly enhanced with its stylish and well laid out accommodation. Tastefully modernised with large open plan living spaces, bi-fold doors onto the garden, luxury fitted kitchen with banquette seating and a large centre island with additional seating which then flows seamlessly into the living room. As well as the four bedrooms the house benefits from the garage conversion offering a further reception room currently a study, utility room and gym. Ample off-road parking to the front and only a short walk from Framlingham town centre. **\*\*NO ONWARD CHAIN\*\***

**LOCATION** Fulchers Field is just a short walk from Framlingham town centre but in a quiet location on a no through road off Mount Pleasant in a mature leafy position. The market town of Framlingham 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.



**INTERIOR** - A partially glazed front door flanked on one side by a window provides access to the light bright entrance hall. Light wood effect flooring runs from the hallway (with inset coir mat) to the open plan kitchen diner. There is fitted shelving just inside the front door for shoes. Access to the downstairs cloakroom which has a white WC and basin with storage below and built in shelving. Stairs rise to the first floor from the hallway. Glass double doors invite you through to the stunning kitchen diner with French doors leading out into the rear garden. This contemporary room has fitted banquette seating as you enter with a window to the side. The kitchen is fitted with high gloss units with full height, floor to ceiling cupboards incorporating the integrated fridge freezer, high level double oven and built in microwave. Matching low level units in front of the window overlooking the garden provide additional storage and the inset sink under a wood block worktop. In the centre is a large island with pan drawers, further storage and breakfast bar. A four ring Neff induction hob is set into the quartz style dark grey worksurface topping the island. A built-in cupboard which runs under the stairs would make an ideal pantry or general storage cupboard. The kitchen flows seamlessly through to the living room. A bright dual aspect room with windows to the front of the house and bifold doors into the garden to the rear. The focal point of the room is a cast iron open fireplace in a wood surround with tiled hearth.

Back into the entrance hall a door leads through to a further reception room currently laid out as a study, but which would make an ideal snug or playroom. This room is part of the converted garage with window to the front and radiator. There is a built-in cupboard with hanging rail and additional storage, an external door leads to the side of the house. Out into the side passage there is a further door into the remainder of the converted garage which has been transformed into a great boot room with lots of floor to ceiling storage and then through into the utility room which has a water softener, space and plumbing for three appliances under a wood effect worktop and the half glazed door leads through to the gym. Another versatile space with many uses but currently used as a gym with carpeted flooring and light from the windows to the top of the original garage door. The stairs rise to a bright light landing with a window on the staircase. The loft hatch and ladder give access to the attic which is partially boarded. There is an airing cupboard incorporating the hot water tank with an access panel into bedroom four. The principal well-proportioned double bedroom has a window to the rear with views over the garden and built in storage to one wall with hanging rail and shelves. The ensuite has contemporary pattern vinyl flooring with walk in shower, white ceramic wall tiles and white vanity unit incorporating the basin with storage below and the WC with concealed cistern. There is a window to the side with obscured glass and a heated towel rail below.



**INTERIOR (cont)** Bedroom two is a bright double bedroom with window to the front and radiator. Bedroom three is of a similar size and has a window to the rear and a radiator. Bedroom four is a single room currently set out as a study. The family bathroom is a bright room with large window which has fitted shutters, light wood effect vinyl flooring and white ceramic wall tiles. The white suite has a bath with central mixer taps, WC and basin fitted into a vanity unit together with a heated towel rail. This completes the versatile accommodation.

**EXTERIOR** The house has a block paved drive to the front giving space for several cars. Flower borders outside the front of the house with a mature hedge to the right-hand side and hazel fencing to the front. A gate providing access to the side of the house leads through to the rear garden.

The rear garden has mainly been hard landscaped with patio area directly outside the house with further paved and block paved areas interspersed with shingle and beds. To the left there is a patio area with pergola with a mature grape vine providing shade. Another pergola to the right-hand side and a large wooden seating area ideal for outside dining. The garden has some mature trees and feels calm and secluded with further area to the rear which is gated and has some storage. All in all, a low maintenance space.

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

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** E      **EPC:** C      **Postcode:** IP13 9HT

**What3Words:** ///steep.slanting.changing

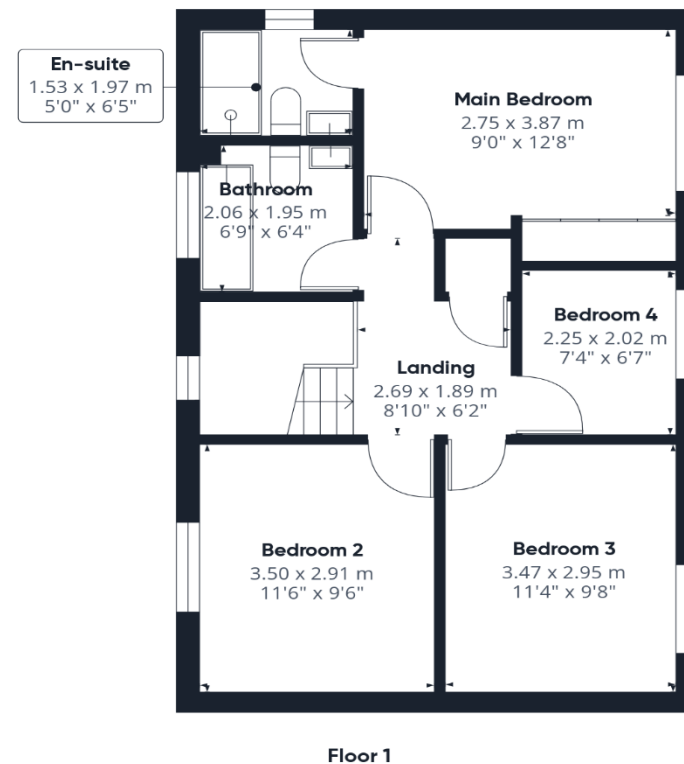
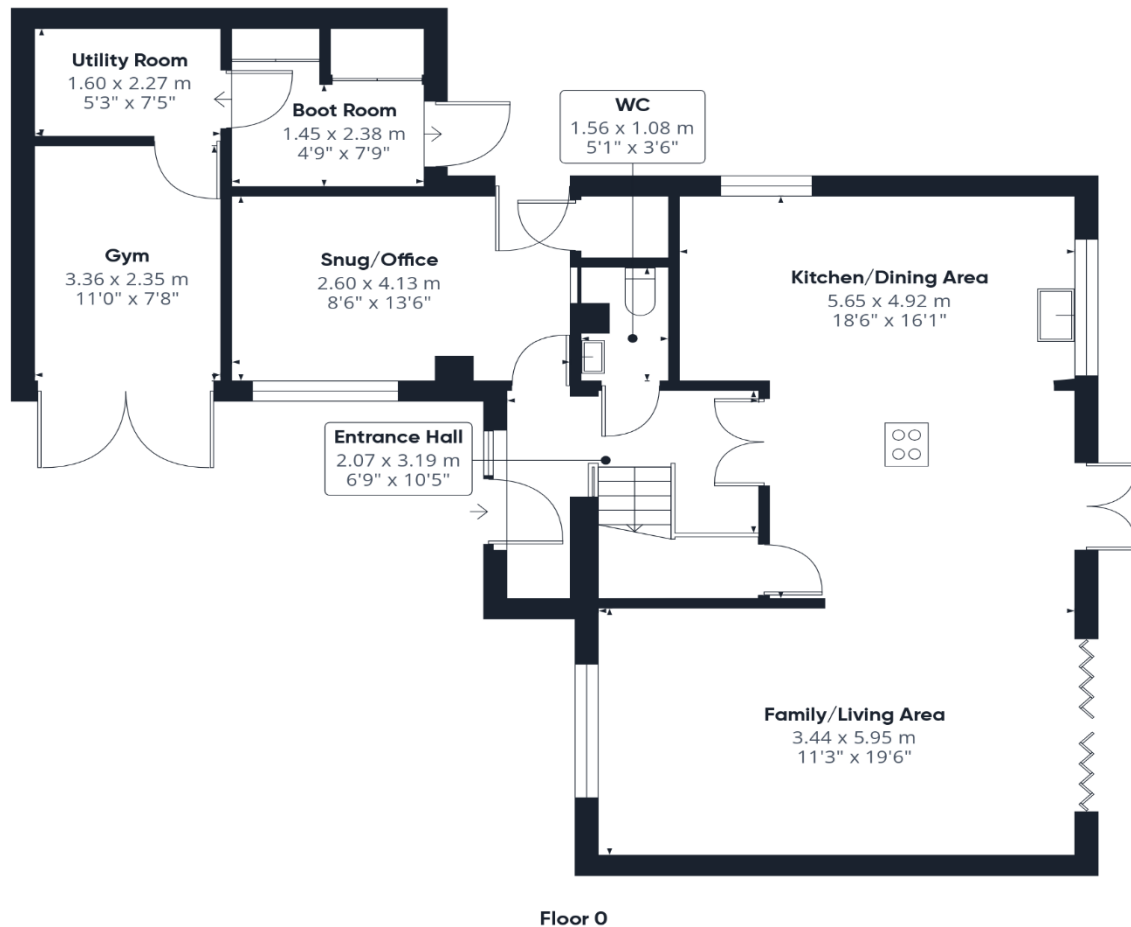
**SERVICES** In the sitting room is an open fire, mains drains, water and electricity, gas central heating, fully double glazed throughout.

**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.







**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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