



Hitcham Road, Framlingham, Suffolk





Quietly positioned, this contemporary, re-designed four-bedroom detached home offers versatile open plan living on the ground floor, stunning kitchen/dining/living space, four double bedrooms and two bathrooms. Large garden store/workshop, landscaped rear garden, driveway, peaceful location with woodland to the front. Within easy walking distance of Framlingham Centre.

LOCATION The house sits at the rear of the development, tucked away in a peaceful setting and accessed via a shared gravel drive which leads to just 4 houses. To the front of the house is an area of woodland with fields beyond. It is a short walk to centre of 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 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 (all within easy walking distance). 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.



HITCHAM ROAD - INTERIOR A central entrance door welcomes you into the Entrance Hall which immediately opens into the impressive open plan kitchen/living/family space. This impressive space has underfloor heating and white marble effect ceramic tiling which runs seamlessly throughout the ground floor. Incorporating what was previously the garage, the stunning kitchen has been opened up and reconfigured to make the ideal open-plan kitchen/dining/living space. The kitchen features a generous range of grey gloss units and large central island making this the real heart of the home with a window to the front and bi-fold doors to the rear. There is an integrated dishwasher, washing machine, fridge/freezer, inset sink with boiling water tap, twin eye-level ovens and induction hob with integrated extractor. Beyond the kitchen is the dining area with bi-fold doors opening onto the rear garden allowing light to flood in and making this an ideal space for entertaining. To the right is the cosy living area, also with a window overlooking the garden and a door leading to the understairs cupboard. Off the hall is a separate sitting room with a window to the front and feature wall panelling - an ideal space for relaxing in the evening. Stairs lead up from the open plan living area to the first floor and there is a cloakroom to the left of the stairs with a wc and basin.

Upstairs there is a generous landing with a large airing cupboard. The main bedroom has a window to the front with woodland views and wardrobes to one wall. A door leads into an En Suite Shower Room with large shower cubicle with mains fed shower, wc, wash hand basin, heated towel rail and an opaque window to the side. There are three further double bedrooms, one with a window to the front and two with windows overlooking the garden. The Family Bathroom has a bath with shower over and shower screen to the side, wash hand basin, wc and opaque window.



HITCHAM ROAD - EXTERIOR To the front of the property the house benefits from a gravel drive providing off road parking for two cars and a lawned area. A side gate leads into the rear garden.

The rear garden has been tastefully designed with a contemporary paved patio outside the house with a lovely seating area, ideal for dining with built in lighting, lawned area, established borders with planting, and further patio area, ideal for a hot tub (electrics are in place).

The current owners have constructed a large garden room/ store / gym to the side of the property. This has glazed double doors leading from the garden and power and light connected. This is an ideal garage replacement - useful for storage or any number of hobbies.

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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: B

Postcode: IP13 9FL

What3Words: [///pyramid.conspire.sunset](https://www.what3words.com/pyramid.conspire.sunset)

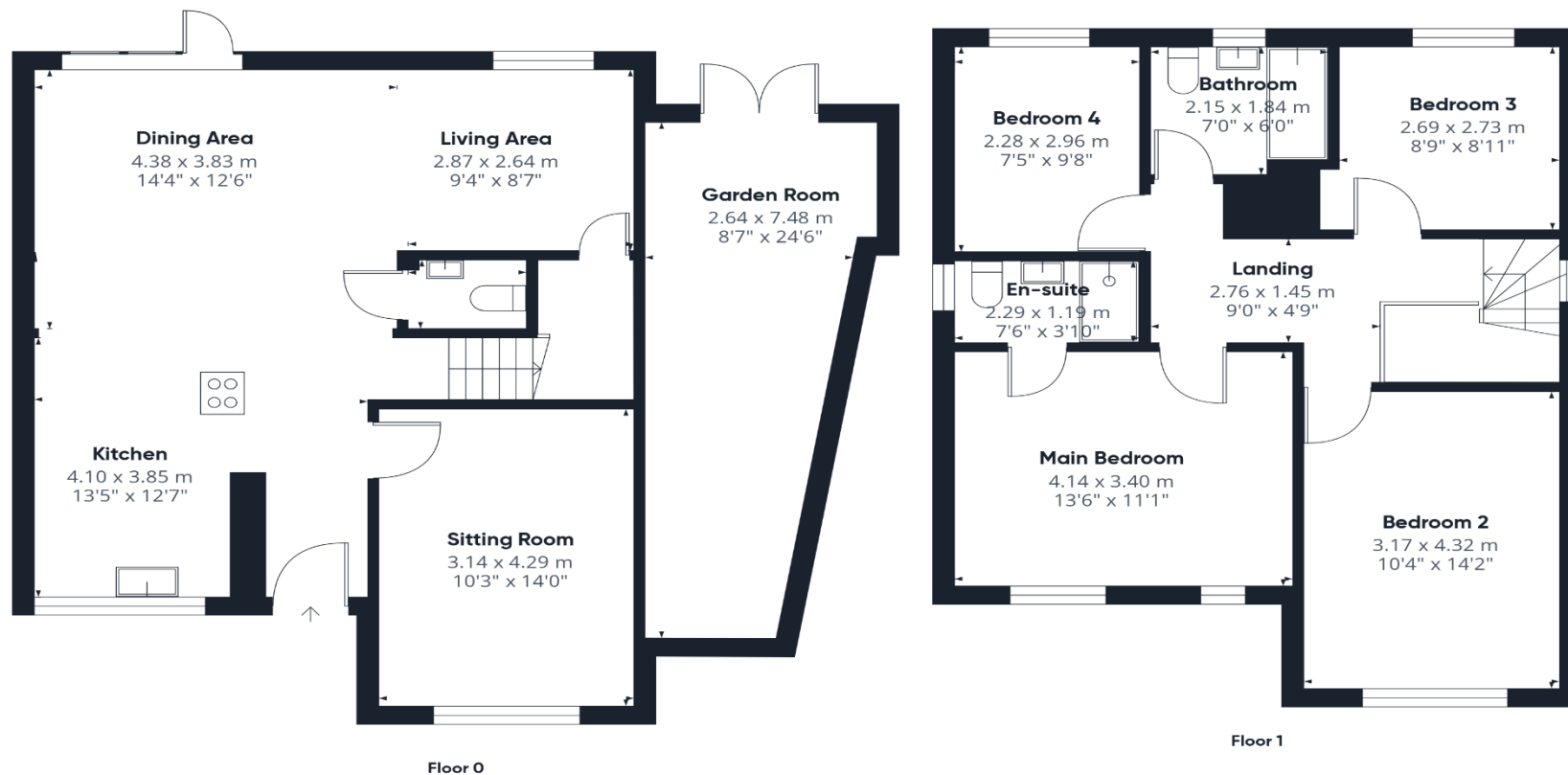
SERVICES Gas central heating, underfloor heating to the ground floor, radiators to upstairs, mains drains, water and electricity, double glazed throughout. There is a service charge of approximately £150 per annum for the upkeep of the development.

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.







Approximate total area^m
132.7 m²
1428 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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