



Station Terrace, Framlingham, Suffolk



A stylish and updated mid-terraced cottage with TWO DOUBLE BEDROOMS, bright sitting/dining room and updated kitchen situated in a quiet location. **\*\*REAR GARDEN \*\* IMMACULATE ORDER \*\***

**LOCATION** Station Terrace can be found close to the centre of Framlingham and within easy walking distance of the Market Hill. 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. 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.

- **Stylish Interior**
- **Recently updated and in immaculate order**
- **Two Double Bedrooms**
- **Fully Double Glazed**
- **Tucked away location**
- **Sitting/Dining Room with woodburner**
- **Updated Kitchen**
- **Private Rear Garden**



**STATION TERRACE- INTERIOR** An oak veneer front door leads directly into the Kitchen with grey ceramic tiled flooring. There is a range of grey, shaker style wall and base units with wooden worktops over and stainless-steel range-style cooker with gas burners (LPG) with extractor over and tiled splashback. There is space for a fridge/freezer, washing machine and slimline dishwasher, a stainless-steel sink with drainer and a window overlooking the front Courtyard. There is a contemporary downstairs Bathroom, comprising of an 'L' shaped bath with mixer tap and rainfall shower over with a shower screen, wash hand basin to one side and a wc to the other with heated towel rail and skylight window for natural light and ventilation.

Descending a couple of steps, a glazed door leads into the bright and airy dual-aspect Sitting/Dining room. This generous space boasts oak flooring throughout. French doors at one end provide seamless access to the garden, while an additional window to the front ensures plenty of light. The room offers ample space for a dining table and chairs alongside the open staircase, and further into the room, a cosy in-set wood burner with a hearth creates a welcoming focal point, flanked by additional storage and an understairs cupboard provides further practical storage.

Upstairs the Main Bedroom at the front overlooks the courtyard garden and has a cupboard over the stairs housing the hot water tank. To the rear there is a further Double Bedroom with views over the garden and rooftops beyond. The property benefits from full double glazing throughout.



**STATION TERRACE- EXTERIOR** To the front of the property is a courtyard which is perfect for the west facing sun. To the rear is a smart and easy maintenance garden which is paved and provides a private space for outside entertaining.

Please note that there is a pedestrian right of way across the back of the cottage however this is not really used now as the wheelie bins are kept at the front of the property.

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

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** B      **EPC:** E      **Postcode:** IP13 9EF

**What3Words:** [///validated.voters.darting](#)

**SERVICES** Recently installed electric heaters throughout (with thermostats and option to be app controlled), mains drains, water and electricity.

**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.





**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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