



Palmer & Partners



Potters Brook, Framlingham, Suffolk,

IP13 9SN

Asking Price £375,000

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- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Stylish Shower Room
- Modern Kitchen
- Living Room with Wood Burner
- Spacious Conservatory
- Secluded Plot
- Garage & Driveway
- Mature Wraparound Garden with Courtyard Pond
- Gas Central Heating & Double-Glazing



Tucked away at the end of a drive on the modern Castle Brooks development in Framlingham, lies this lovely presented two-bedroom detached bungalow which is being sold with no onward chain. The bungalow occupies a lovely, secluded plot and comes with a detached garage and driveway, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the

quality of accommodation on offer which comprises a front porch, entrance hall, two double bedrooms, stylish shower room, living room with modern wood burner, modern kitchen, and a spacious conservatory.

The lovely market town of Framlingham lies approximately 12 miles from the historic market town of Woodbridge and approximately 18 miles from the county town of Ipswich with its direct rail links

into London Liverpool Street Station. Framlingham is a great town to explore and is full of excellent shops, cafes, restaurants and pubs with Market Hill being in the town centre which hosts markets on a Saturday and Tuesday. Standing proudly atop the hill stands the magnificent 12th Century Framlingham Castle which is surrounded by The Mere which is a natural haven full of wildlife and is popular for walkers.

Front Porch: Double-glazed window to the side aspect and a door leading to:

Entrance Hall: Boiler cupboard, further built-in cupboard, a radiator, access to the loft (with a loft-ladder), and doors leading to the bedrooms, shower room, and living room.

Bedroom One: 11'10" x 9'11" (3.6m x 3.02m) Double-glazed box bay window to the side aspect, double-glazed window to the rear aspect, a radiator, and three sets of built-in double wardrobes.



Bedroom Two: 9'4" x 8'6" (2.84m x 2.6m) Double-glazed box bay window to the side aspect and a radiator.

Shower Room: 6' x 5'7" (1.83m x 1.7m) A stylish three-piece suite comprising a walk-in shower enclosure, low-level WC and vanity hand wash basin with storage beneath and tiled splashback, along with a heated towel rail and a double-glazed opaque window to the front aspect.

Living Room: 16'10" x 15'8" (5.13m x 4.78m) Double-glazed window

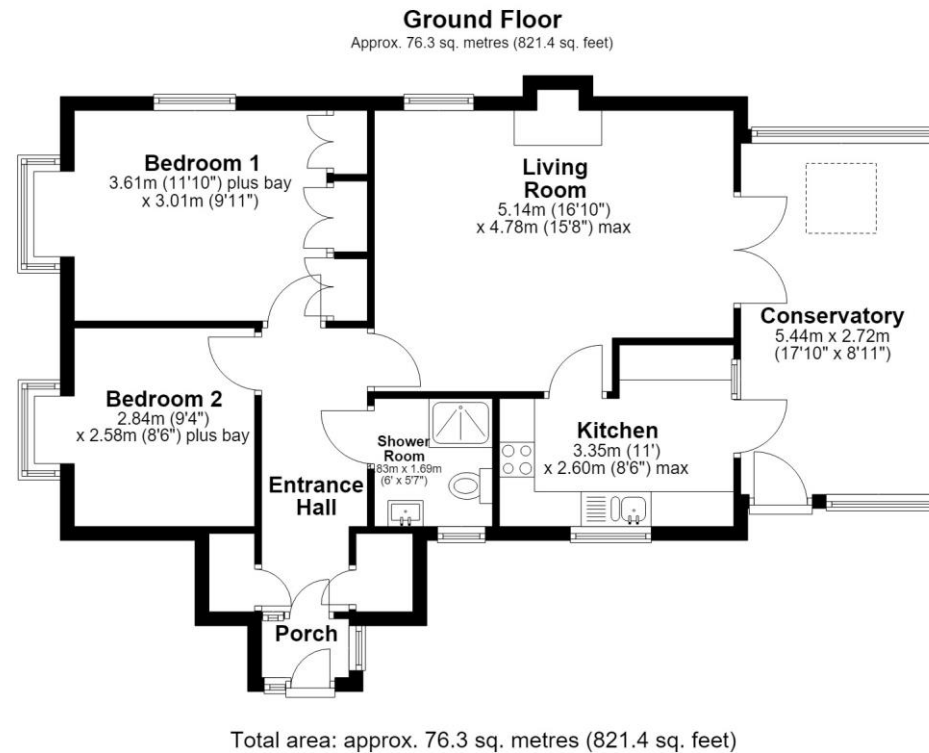
to the rear aspect, door into the kitchen and a set of French doors into the conservatory, two radiators, and a modern wood burner.

Kitchen: 11' x 8'6" (3.35m x 2.6m) Fitted with a range of modern eye and base level units and drawers, square edge work surfaces with matching upstands, and a sink and drainer. Integrated appliances include a fridge freezer, washing machine, oven and hob with extractor hood over, and there is space and plumbing for a

dishwasher. The kitchen has a water softener, radiator, ceiling inset spotlights, double-glazed window to the front aspect, window through to the conservatory, and door leading to:

Conservatory: 17'10" x 8'11" (5.44m x 2.72m) Double-glazed window surround, Velux window, full-length blinds, double-glazed door opening out to the front and a sliding patio door opening out to the garden, a radiator, and a set of French doors into the living room.

Outside: The frontage is laid to lawn with mature shrubs and a gate to the side leads to the rear garden. There is a driveway providing off-road parking in front of the detached garage which has an up and over door. Leading out from the conservatory is a secluded patio seating area with a pond and the remainder of the garden is laid to lawn with well-stocked flowerbeds. There is a further patio seating area, outside lighting, and the garden is fully enclosed by fencing.



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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