



Mill Road, Badingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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A spacious THREE BEDROOM SEMI DETACHED property in the heart of Badingham ** LARGE GARDEN WITH ENVIABLE FIELD VIEWSOFF ROAD PARKING FOR SEVERAL VEHICLES**

LOCATION Badingham is a pretty village and benefits from a café and local crafts, open occasionally, St John the Baptist Church and the well renowned public house The White Horse. Framlingham is approximately 4 miles away and has a 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. It is highly rated for Schools, both independent and state, with Thomas Mills having recently been given a "world class school" award. Saxmundham train station is 7.7 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away.



- **Entrance Lobby**
- **Sitting Room with open fire**
- **Kitchen/Dining/Family Room**
- **Downstairs Bathroom with Sep WC**
- **Utility Room**
- **Main Bedroom with En Suite Shower Room**
- **Two further bedrooms**
- **Large rear garden with stunning views and walks over open countryside**
- **Parking to the front for numerous vehicles**

2 MILL ROAD - INTERIOR An Entrance Lobby welcomes you in with stairs rising to the first floor, space for coats and shoes and to the left is the spacious Sitting room. This has a pretty cast iron working open fireplace with recesses to either side, a window overlooking the front and a door leading through to the spacious Kitchen/Dining/Family Room. There is an extensive range of sage green wall and base units with solid wood worktops, butler sink, space for American style fridge/freezer, integrated double oven, electric hob and extractor over. A wood burner (Nester Martin) really warms the home set in a brick fireplace on a quarry tiled hearth. There is a large, deep pantry cupboard. On the dining side of the room is a large breakfast bar and space for a dining table, chairs and sofa if required with double doors opening onto the rear garden. A door leads into a large Utility Room with space for washing machine and tumble dryer with further grey cupboards and worktops over and a part glazed door leading into the rear garden with a window at the end of the room. The downstairs bathroom has a bath with shower over and shower screen to side, window over the bath, heated towel rail and wash hand basin in a vanity unit. The separate wc has a window to the side, high level wc and wash hand basin. Upstairs the Main Bedroom has a window to the front with lovely field views, built in cupboards to both sides of the pretty Victorian cast iron fireplace. There is an En Suite Shower Room with shower screen and a space saving toilet with sink above. There are two further bedrooms both with stunning views over the garden and open countryside beyond. This completes the accommodation which would suit a variety of purchasers so call [01728 724566](tel:01728724566) for a viewing.



2 MILL ROAD - EXTERIOR To the front of the property is parking for numerous vehicles and there are double gates and an attractive arched wrought iron gate leading round to the rear garden. This has a large patio area perfect for outside dining and the rest is mainly laid to lawn. There are some trees including a Monkey Puzzle tree, a shed, double bunded oil tank and a gate at the end giving access to the fields beyond allowing plenty of country walks right to your door.



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

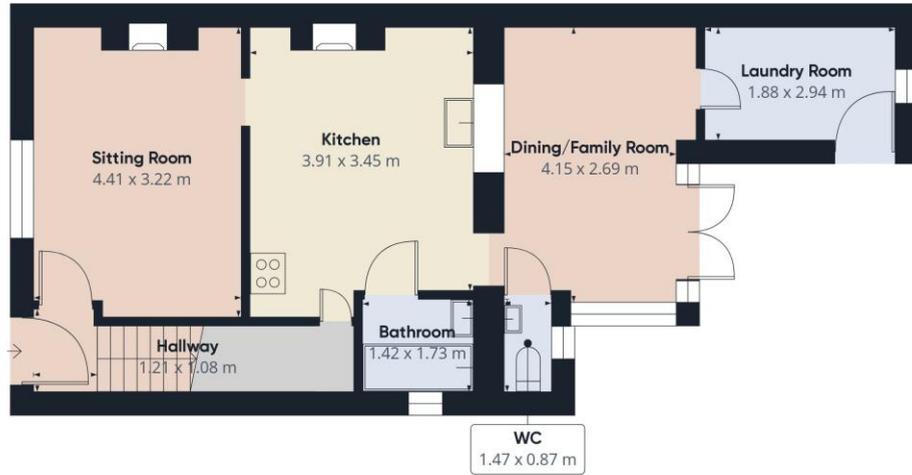
SERVICES Mains drainage, water and electricity. Oil fired central heating, double glazed throughout, open fire to the Sitting Room and Wood Burner to the Kitchen/Dining Room.

LOCAL AUTHORITY Mid Suffolk Tax Band: B EPC: TBC Postcode: IP13 8LG

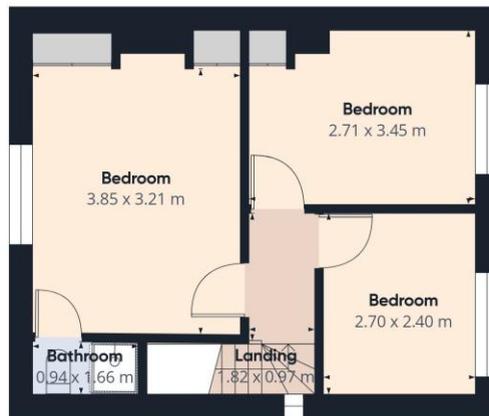
FIXTURES AND FITTINGS The property will have a high standard quality of fixtures and fittings

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
84.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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