



Millers Way, Framlingham, Suffolk





An attractive, extended, **FOUR BEDROOM** semi detached property tucked away in a quiet cul-de-sac yet within easy walking distance of all the great amenities Framlingham has to offer ****SINGLE GARAGE AND PARKING ** GARDEN****

LOCATION - 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. 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.

- **Entrance Hall**
- **Sitting Room**
- **Stunning Kitchen/Family/Dining Room**
- **Utility Room and downstairs cloakroom**
- **Principal Bedroom with En Suite Shower Room**
- **Three further double bedrooms**
- **Family Bathroom**
- **Garden**
- **Single Garage with driveway**



MILLERS WAY - INTERIOR An Entrance Door leads you into the Entrance Hall, with underfloor heating, which has a large understairs cupboard, perfect for coats and shoes and a downstairs cloakroom comprising wc and wash hand basin. To the right is a door leading into the Sitting Room which has a sash window to the front and a further window to the side making the room feel very light and airy. There is a gas fire in an attractive surround on a slate hearth. Double doors lead through to the "WOW" factor of this property where you will find an greatly extended Kitchen/Sitting/Dining Room. This has underfloor heating and is perfect for all aspects of every day living. The Kitchen has an extensive range of wall and base units incorporating an eye level double oven with warming drawer to one side and a steam oven to the other, quartz worktops with integrated drainer and one and half stainless steel sink with a Quooker boiling water tap. There is space for an American style Fridge/Freezer, integrated dishwasher and wine fridge and in a fabulous island unit there is seating for two, five ring gas hob with integrated extractor, pop up electric sockets and storage. Bifold doors incorporating blinds extend across the rear of the room give access to the garden giving it that real feeling of continuity through to the garden and there are velux, automated windows too. A door leads through to a Utility Room which has wall and base units, space for washing machine and tumble dryer, stainless steel sink and drainer with mixer tap over, gas fired central heating boiler and has a personal door out to the rear garden and a further door leads to a small lobby and then into the integrated garage which has light and power. Stairs rising from the Entrance Hall lead to a spacious landing with a shelved airing cupboard. The Main Bedroom is light and airy having two sash windows overlooking the front, floor to ceiling wardrobes to one wall and a door through to the contemporary En Suite Shower Room comprising large walk in shower, close coupled wc and wash hand basin with drawers beneath, heated towel rail and an opaque window to the side. There are three further double bedrooms, one of which is being used as a dressing room with mirrored wardrobes to one wall. The four piece Family Bathroom comprises a bath with mixer taps and hand held shower, close coupled wc, wash hand basin with drawers beneath and a shower cubicle, heated towel rail and opaque window. This completes this extremely SPACIOUS accommodation which would suit a variety of purchasers so call us on 01728 724566 for a viewing.

MILLERS WAY - EXTERIOR To the front of the property is a pathway leading to the Entrance and continuing round to a side gate giving access to the rear garden. To the left is a parking area with an up and over door into the single garage. The rear garden has a large patio area perfect for outside dining and entertaining and a further composite decked area. The remainder of the garden is laid to lawn with raised, sleeper beds with lighting and outside electricity points. A garden shed tucked neatly to the side is included in the sale.



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

LOCAL AUTHORITY East Suffolk

Tax Band: E

EPC: C

Postcode: IP13 9JY

SERVICES Gas Fired central heating, gas fire to Sitting Room, mains drains, water and electricity, double glazed windows throughout (some sash windows), water softener

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[®]

154.95 m²

Reduced headroom

1.87 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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 are based on RICS IPMS 3C standard.

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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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