



Campbell Close, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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An immaculately presented home within easy walking of distance of Framlingham and close to the well renowned Thomas Mills High School. ****GARDEN WITH UNDERCOVER ENTERTAINING AREA**GARAGE AND PARKING****

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 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.

GUIDE PRICE: £400,000

- Entrance Hall with downstairs WC
- Kitchen/Dining Room
- Sitting Room
- Main Bedroom with En Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garden
- Outdoor undercover Entertaining space
- Garage
- Parking



CAMPBELL CLOSE- INTERIOR An Entrance hall welcomes you into the property and ahead are the stairs rising to the first floor and a door to the downstairs cloakroom. To the left is the Sitting Room which has a window to the front and double doors leading out to the patio and garden beyond. There is a brick-built fireplace housing an electric wood burner (not included) with open shelving and storage to either side. and above perfect for a television. To the right is the spacious Kitchen/Dining Room which is light and airy being dual aspect and having a door to the rear garden. The Kitchen has a range of cream shaker style wall and base units with contemporary laminate worktops over, integrated dishwasher, washing machine, built in electric oven, gas hob over and extractor above, one and a half bowl ceramic sink with mixer taps above with window above and space for large fridge/freezer. There is a built in understairs storage cupboard and to the left of the back door there is a further range of wall and base units giving extra storage. Upstairs on the landing there is a window and two built in corner cupboards, one housing the air pressurised water tank and one shelved for storage. The Main Bedroom has a window overlooking the front and there is an En Suite Shower Room comprising a double shower cubicle, wall mounted wash hand basin and wc with window to the front. There are two further double bedrooms, both with built in wardrobe and storage space. There is a Family Bathroom comprising bath with mixer taps, wc and wash hand basin with an opaque window above. This property is immaculate and must be seen to be appreciated.

CAMPBELL CLOSE - EXTERIOR At the rear of the property is off road parking for one vehicle and a garage which, please note is leasehold and there is a service charge for same. There is a gate leading into the rear south facing garden which has been well landscaped with vegetable patches, lawned area, decked area for the west facing sun in the evening and a wonderful covered entertaining space.



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

LOCAL AUTHORITY East Suffolk

Tax Band: **D**

EPC: **B**

Postcode: **IP13 9PL**

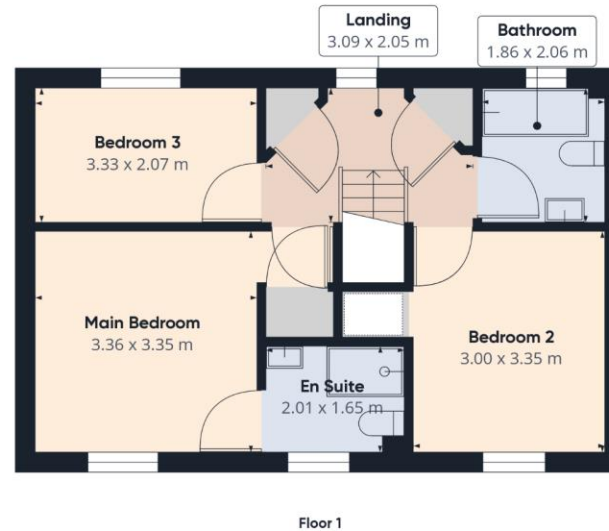
SERVICES Gas fired central heating, mains drains, water and electricity, double glazed throughout

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
88.62 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 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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