



Green Howe, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
huntingfieldestates.co.uk



A deceptively spacious **FOUR BEDROOM** property with **THREE RECEPTION ROOMS** and walking distance of the well renowned Thomas Mills High School, Framlingham College. Easy access to Framlingham Market Hill **\*\*PARKING FOR NUMEROUS VEHICLES\*\* OPEN COUNTRYSIDE VIEWS TO REAR\*\* ALL IN A FIFTH OF AN ACRES (STS)\*\***

**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.

**GUIDE PRICE: £625,000**

- **Entrance Hall and Downstairs Cloakroom**
- **Sitting Room**
- **Study & Snug**
- **Kitchen/Dining Room**
- **Utility Room**
- **Main Bedroom with En Suite Shower Room**
- **Three Further Bedrooms**
- **Family Bathroom**
- **Garage & Parking for numerous vehicles**
- **Set in Approx. fifth of an acre (sts)**



**GREEN HOWE - INTERIOR** Sliding doors open into an area that is perfect for shoes and coats. A further door opens into a spacious Entrance Hall, where there is a downstairs cloakroom with wc and wash hand basin, which has stairs rising to the first floor, an integral door to the garage, a door into an inner lobby with a door leading out to the rear garden and a door leading to a snug which has a window to the side and a door to the rear garden. The Sitting Room opens from the Entrance Hall which is a lovingly restored room with a large window overlooking the garden and open countryside beyond. There are bespoke cupboards either side of the fireplace with shelving and a new wood burner sits on a tiled hearth with a beam above. A door opens into the generous Kitchen/Dining Room. The Dining area has bifold doors overlooking the garden and countryside view. There is a stable door opening onto the side path. The Kitchen has been newly fitted with an extensive range of navy-blue wall and base units, with solid wood worktops with inset drainer, plate racks, double butler sink and mixer taps with window overlooking the front garden, integrated dishwasher, space for rangemaster cooker. There is a large Island Unit with seating for four on one side, wine racks and further storage. The Utility Room has space for a washing machine and tumble dryer and matching navy-blue units, space for large fridge/freezer, butler sink with mixer taps, window to the front, large, shelved cupboard. Off the Utility Room is a Study with a window to the front and has a large understairs storage cupboard. A door leads back round to the Entrance Hall giving the property a superb flow. Upstairs the Main Bedroom has built in wardrobes, window to the rear overlooking the open countryside. An En Suite Shower room which has been renovated by the vendors is very contemporary with a walk-in shower cubicle, wash hand basin nestling on a vanity unit and wc and fully tiled. There are two further double bedrooms, both with wardrobes, one dual aspect to the side and rear and one to the front. The fourth bedroom is currently used as a dressing room and study area but is a good single with views over the open countryside. The Family Bathroom, again having been renovated by the current vendors has a bath with shower over and screen to the side, window above, wash hand basin in a vanity unit and a wc with pretty tiled flooring. This completes this extremely SPACIOUS accommodation which would suit a variety of purchasers

**GREEN HOWE - EXTERIOR** To the front of the property there is a large lawned area and parking for numerous vehicles. An up and over door gives access to the garage which can also be accessed from inside the property. There is a side gate which has space for wheelie bins and a path running round to the rear of the property which leads into a large patio area, perfect for outside dining. The rest of the garden is mostly laid to lawn with a picket fence around it to enjoy the field views beyond. There is a large shed and some vegetable plots and a greenhouse included in the sale. The whole plot extends in total to approx. one fifth of an acre (sts)



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

**LOCAL AUTHORITY** East Suffolk

Tax Band: D

EPC: C

Postcode: IP13 9HF

**SERVICES** Gas Fired central heating, mains drains and water, double glazed windows throughout bar two windows upstairs.

**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<sup>(1)</sup>

179.39 m<sup>2</sup>

Reduced headroom

1.16 m<sup>2</sup>

(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.

GIRAFFE360

**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.

**Huntingfield Estates**

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

