

Preliminary Particulars

An impressive new three/four bedroom bungalow of nearly 1,500 sq. ft, set along Mount Pleasant just a short walk from the centre of Framlingham.

Guide Price

£625,000 Freehold

Ref: P7624/J

Eolian Place

Mount Pleasant

Framlingham

Suffolk

IP13 9HL



Entrance hall, 24' x 22' open plan kitchen, dining and living room and utility room.

Principal bedroom with en-suite shower room, two further double bedrooms, bedroom four/study and bathroom.

Driveway and oversized single garage.

Gardens to front, side and rear.

Contact Us



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Location

The property is set along Mount Pleasant and just a short distance to the west of the centre of the town. Framlingham is probably best known for its fine medieval castle managed by English Heritage. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both well regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Crettingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford all a short drive away. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Eolian Place is an impressive, spacious new bungalow, that offers highly specified accommodation extending to nearly 1,500 sq. ft (139 sqm) in all.

The property is being built by the well regarded local developers, Otley Homes, and is due to be completed in mid-July. The accommodation, which has been finished to an extremely high standard, comprises a covered, oak frame entrance porch that is accessed from the driveway with a front door opening into a generous entrance hall with an excellent range of fitted storage cupboards. At the far end of the entrance hall is the stunning, open plan multi-functional kitchen/dining and sitting room with a well fitted kitchen area, incorporating Quartz worksurfaces, Neff appliances and an island unit, together with plenty of room for a dining table and seating area if required. Aluminium frame bifold doors open onto the patio and rear garden, which facing in a southerly direction, enjoys the sun throughout the day. In addition there is the principal bedroom with en-suite shower room and large fitted wardrobe cupboard, two further double bedrooms, a study/bedroom four and bathroom that is sufficiently large enough to accommodate a bath and separate shower unit.

Access is via a drive that is shared with the neighbouring property, Windwhistle, and this leads to a shingle driveway and the oversized single garage that measures approximately 7m x 4.25m. There are also gardens to the front, side and rear, which will be seeded in due course.



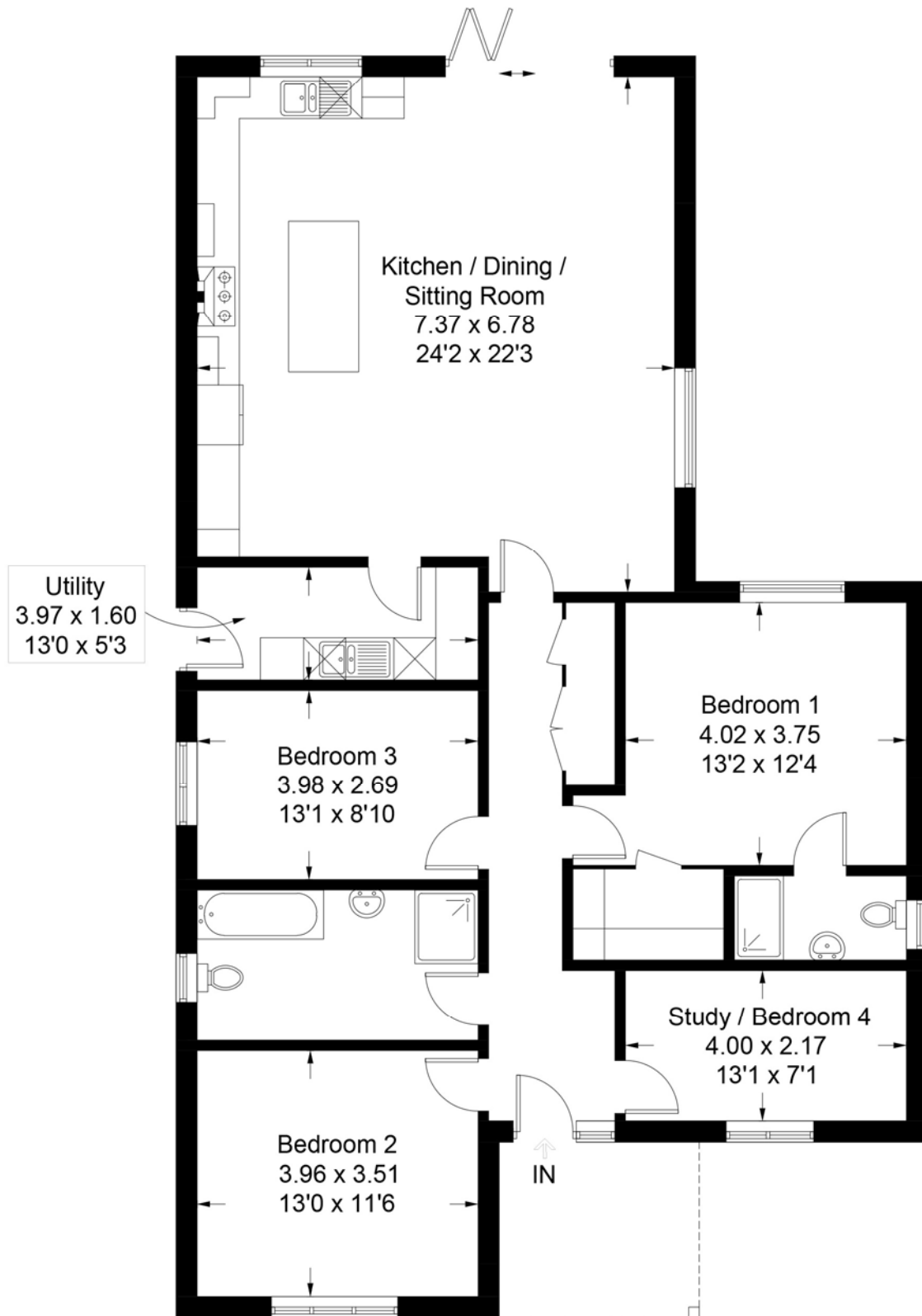






Eolian Place, Framlingham

Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212198)



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Air-source heat pump serving the hot water and underfloor heating. Air management/handling system fitted as well.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating; To be assessed.

Council Tax; To be assessed

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2025

Directions

From the Agent's office proceed north out of the town on College Road. Turn left into Mount Pleasant and the property will be found on the left hand side.

For those using the What3Words app: [///mole.multiple.dentistry](http://mole.multiple.dentistry)



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