

An extended four bedroom house presented to a particularly high standard located on Millers Way, Framlingham.

Guide Price
£525,000 Freehold
Ref: P7480/C

3 Millers Way
Framlingham
Suffolk
IP13 9JY



Hallway, cloakroom, superb kitchen/living/dining room, utility room and sitting room. Principal bedroom with en-suite shower room. Three further double bedrooms and bathroom. Front garden and off-road parking. Integrated garage. 35'x 30' ft rear garden.

Contact Us



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Location

3 Millers Way is located in a small cul-de-sac, just a short distance from the centre of the popular market town of Framlingham. 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 providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the area. There is also Framlingham College, which is served by its preparatory school at Brandeston, some 5 miles away. It is perhaps best known for its magnificent castle which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and leisure facilities such as golf in the nearby locations of Creetingham (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. 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

3 Millers Way forms part of a most impressive small development of eight houses built by what was Hopkins and Moore in 2010. All the houses on Millers Way are of a particular design. Number 3 is a semi-detached house of block construction with rendered elevations under a tiled roof. The exterior of the house is in a period style. The interior of the house offers stunning, modern living accommodation and of particular note is the rear extension where there is an open plan kitchen/living/dining room. Throughout the house there are timber framed double glazed windows and there is a gas-fired central heating system.

A composite front door leads to the hallway. This has tiled flooring with electric underfloor heating. There are stairs to the first floor landing and an understairs cupboard. Doors lead to a cloakroom with WC and handwash basin, the sitting room and also to the open plan kitchen/living/dining room. This hugely impressive room was extended in circa 2017. The kitchen area is fitted with a stylish range of high and low-level modern wall units that include an integrated dishwasher, wine fridge and two Neff electric ovens, one of which is a steam oven and the other has a warming drawer. The work surfaces are of quartz granite and there is an inset one and a half bowl stainless steel sink with Quooker boiling water tap. In addition is a kitchen island with a five-ring gas hob and extractor fan. There is space for an American style fridge freezer. In addition, there is a cupboard housing the water softener. The room benefits from east facing bifold doors with integrated blinds that open to the rear patio and garden. In addition are automated Velux skylights and a north facing window. There are tiled floors with part electric and part wet underfloor heating system. Off this room is the sitting room and also the utility room. Here there are high and low-level wall units and space and plumbing for a washing machine and tumble dryer. There is a stainless steel sink, door to the exterior and a door into a storage lobby. From here there is access to the integrated garage. Also on the ground floor is the sitting room. This dual aspect room has south and west facing sash windows. There is a living flame gas fire with surround.

There is a spacious first floor landing with a hatch to the roof space, radiator and an airing cupboard with modern hot water cylinder and slatted shelving. Doors lead to the four double bedrooms and bathroom. The principle bedroom has a west facing sash window and feature arched window to the front of the property. There is a walk-in wardrobe with hanging rails, automated lighting and mirror fronted sliding doors. In addition is a stylish en-suite shower room with shower, WC and handwash basin with drawers below. The room has mood lighting and mirror with shaver point and lighting, a towel radiator and a west facing window. The three further bedrooms can all be used as doubles and either overlook the front of the property or the rear garden. In addition is the family bathroom. This is predominantly tiled and comprising a bath, shower, WC and handwash basin with drawers below. In addition, there is a towel radiator and window.

The Outside

To the front of the property is an off-road parking space which leads to the integral garage. This has an up and over door to the front and measures approximately 17' x 9'. The front garden is laid to grass and has a hedge. The rear garden can be accessed via one side of the house. This is fully enclosed by fencing. This measures 35' x 30' and there is an extensive patio area abutting the kitchen/living/dining room and a composite decked area. Beyond this is lawn with raised beds with lighting and outside electricity points. In addition, there is a garden shed.









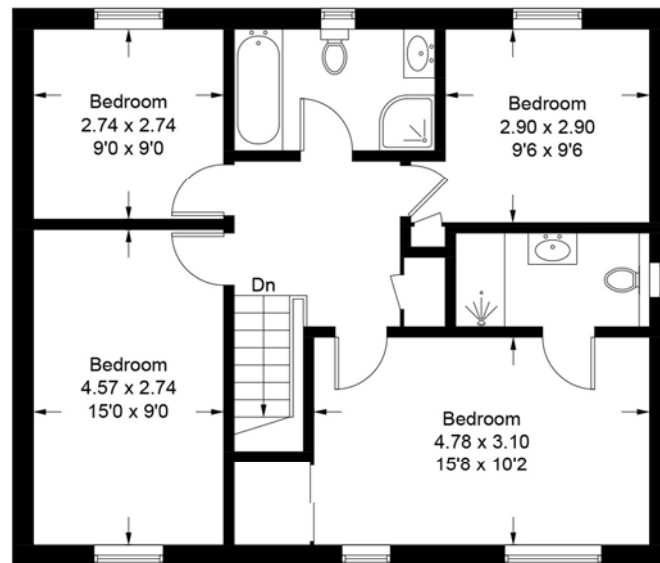
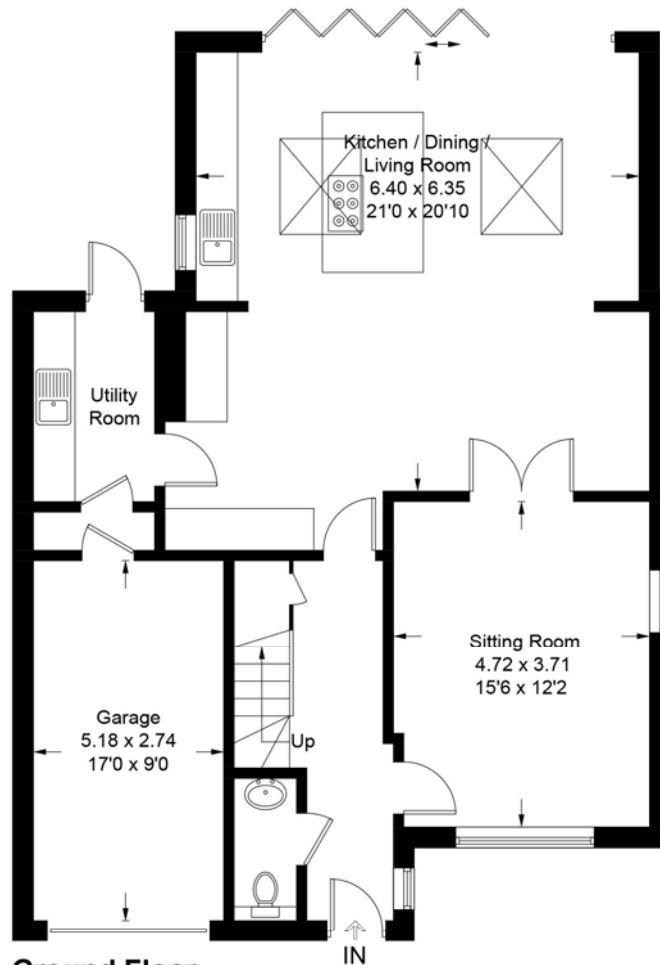






3 Millers Way, Framlingham

Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft
(Including Garage)



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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas-fired central heating system. Water softener. Speaker system throughout many of the rooms.

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 = E (Copy available from the agents upon request)

Council Tax Band C; £2,623.45 payable per annum 2024/2025

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

Management charge; There is currently an annual charge of approximately £300 which contributes towards the maintenance of the communal grounds, accountancy charges and communal insurance costs.

NOTES

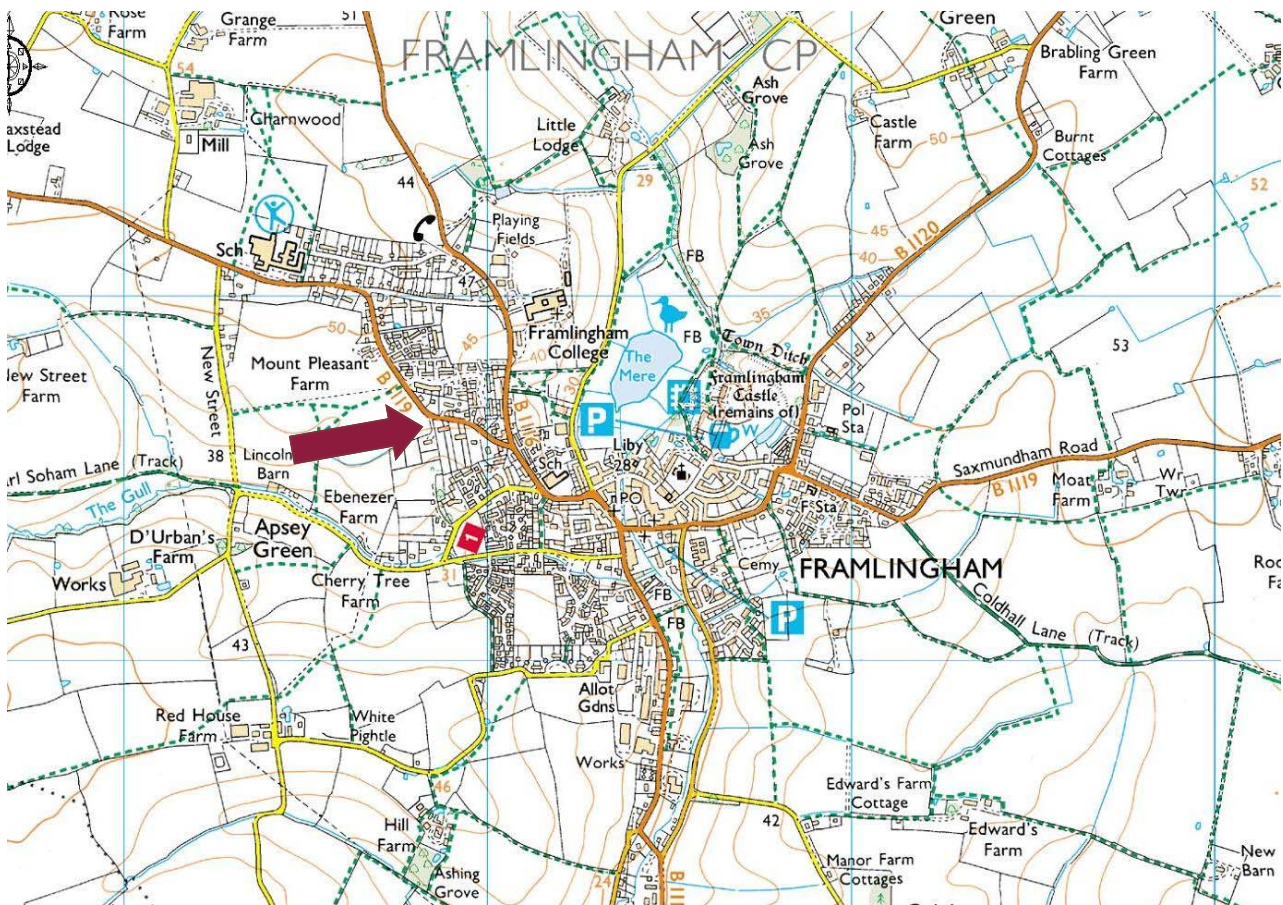
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. As with most modern developments, there are covenants in place such as to not store a caravan or boat at the property.

November 2024

Directions

From Clarke and Simpson's office in Well Close Square, proceed along College Road and take the second turning on the left onto Mount Pleasant. At the top of the hill, before bearing to the right, turn left onto Millers Way. Proceed along the drive where number 3 will be found on the left hand side.

What3Words location: removal.ringside.faces



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