



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BIBBY'S WAY, FRAMLINGHAM, IP13 9FD

TENURE : FREEHOLD

GUIDE PRICE £295,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

Stairs to first floor, bamboo flooring, alarm control panel, doors to...

Kitchen 8' 11" x 8' (2.72m x 2.44m)

Double glazed window to front, recessed lighting, range of wall and base units incorporating one and a half bowl sink & drainer, built in oven & hob with filter hood over, space for washing machine, fridge/freezer and dishwasher, and wall mounted gas boiler (housed in cupboard).



Cloakroom

Double glazed window to side, pedestal wash basin, WC and extractor fan.

Living Room 16' (max) x 15' 2" (4.88m (max) x 4.62m)

Double glazed window to rear and side, door to rear providing access to the garden, bamboo flooring, built in cupboard under the stairs, radiator x 2



First Floor Landing

With feature arched window to the side, built in airing cupboard and doors to...

Bedroom One 11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed window to rear, built in double wardrobes, and radiator

Bedroom Two 9' 8" x 8' 11" (2.95m x 2.72m)

Double glazed window to front, built in wardrobe, and radiator

Bedroom Three 8' 2" x 6' 10" (2.49m x 2.08m)

Double glazed window to rear, and radiator

Bathroom

Double glazed window to front, stylish modern suite with paneled bath and rainfall shower over, pedestal wash basin, WC, extractor fan, tiled flooring and part tiled walls.

Outside

To the front and side of the property there are well stocked flower and shrub beds and graveled driveway providing side by side parking for two cars. There is a pedestrian side gate leading to the rear garden which has a large patio, lawned area, wooden shed and outside tap.

Agents Note

There is an annual charge of approximately £95 for upkeep of the open spaces and playground in the development

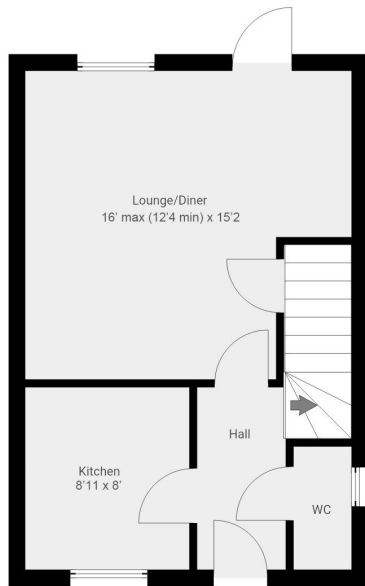
THE PROPERTY & LOCATION

A superbly presented three bedroom semi-detached home built in 2017 on the outskirts of Framlingham. The property accomodation offers a lounge/diner, fitted modern kitchen, cloak room, two bedrooms with built in wardrobes, first floor family bathroom. Outside there is an enclosed rear garden and driveway providing two off road parking spaces.

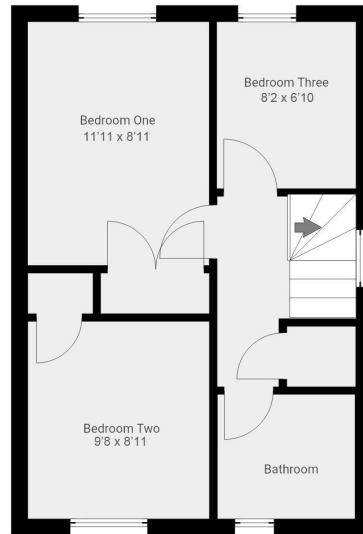
Framlingham is a well served village in striking distance from Woodbridge and the Heritage Coast with large Areas Of Outstanding Natural Beauty. The village itself has a number of chain and boutique shops, supermarket, restaurants, outstanding school and college and 12th Century Castle!



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		98
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Bibby's Way, Framlingham, IP13 9FD

- **Superbly Presented Semi-Detached Home**
- **First Floor Bathroom; Cloakroom**
- **Gas Central Heating**
- **Driveway with Two Spaces**

- **Three Bedrooms**
- **Double Glazing**
- **Enclosed Rear Garden**

Council Tax Banding : C



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