



EH

EXQUISITE
HOME

Opportunity Awaits

A short fifteen minute walk into the centre of Framlingham, and sat in a quiet rural setting, is this single-storey house, thought to have been built around fifty years ago. The present owner's parents bought it in 1999 and have reconfigured its interior considerably. By taking out some walls, they created a large, open-plan living space with a lovely flow. The road past the house is very quiet. There is a small drive to the front which has enough room for three cars to park comfortably. A pair of double doors lead straight into the open-plan lounge/dining room/kitchen. The floor of this living area is covered with family friendly terracotta tiles and you will see a wood burner in the corner as well as doors out into the garden. The lounge is spacious and light-filled with more than enough room for reading, relaxing, watching TV, playing games or socialising. The dining area features an attractive figured wallpaper and is also roomy, with plenty of space for a large dining room table and chairs. It has lovely views out over the garden.

The kitchen was replaced around four years ago and with its white units, solid wood worktops, electric hob, integrated electric oven, separate unit with sink and storage and on trend dark blue paint, it is a well planned out cooking space. It is ideal for quiet family meals, kitchen suppers, socialising and parties. It also benefits from a large walk-in pantry. Next door is the garden room which has been variously used as a home crafts room and for the family dogs to sleep in. With natural light pouring into it, it is the perfect space to over-winter plants, bring on tender seedlings, sit and read and gaze out at the view or chat with a friend over coffee. It would also make a perfect children's playroom. The hallway leads off to the right of the open-plan living space. Here can be found three good-sized double bedrooms. The principal bedroom benefits from a walk in wardrobe and the other two rooms make ideal guest accommodation or would suit a traditional family configuration. The bedroom at the back has a pair of double doors leading straight into the garden, giving delightful views over the lawn. There is a shower room as well as a three-piece family bathroom with bath.





LOCATION

Over the years, the garden has been much-loved. It has a lawn, a gravelled sitting area and is encircled by a well-established hedge. A wooden open-sided outdoor dining room sits in the middle of the lawn, the ideal place for al fresco dining and socialising. There are two vegetable beds, a number of mature trees and shrubs and a pretty arbour at the back. There is also a garden shed. There is lots of potential for planting up a new vegetable garden, putting in a fruit cage and adding flowers and perennials.

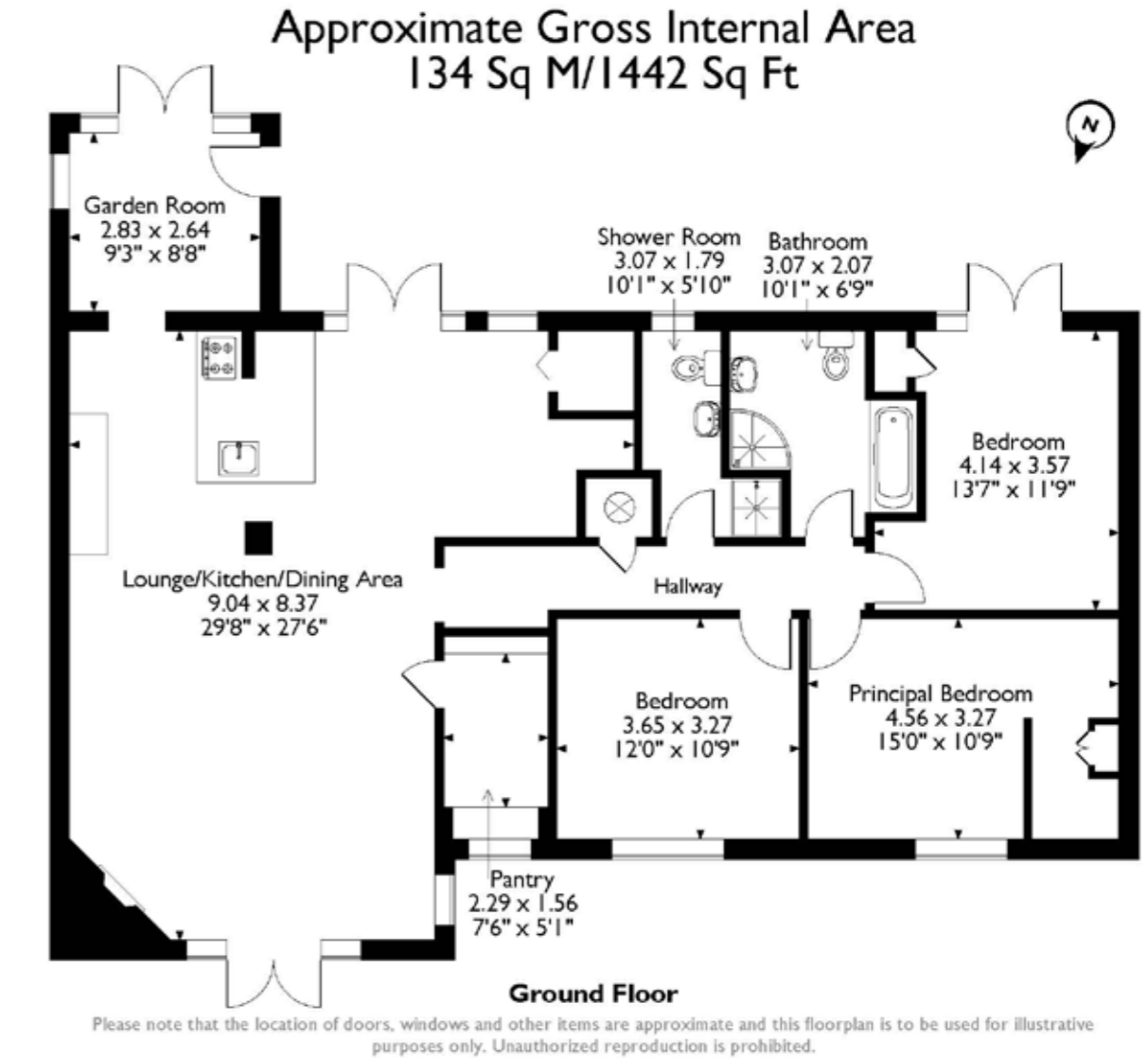
East Suffolk encompasses a vast amount of stunningly beautiful countryside. Unspoiled open arable fields, woodland, heaths, rivers and pretty villages make this part of the county an absolute delight. Its two main towns are popular tourist destinations as well as being a mecca for families and commuters alike. Framlingham has a bustling market, an active library in a fascinating historical building, an attractive market square, many delightful buildings in various architectural styles, a good mix of lively cafes, restaurants and shops, its Grade I listed parish church St Michael the Archangel where many noteworthy people are buried and of course the famous castle sitting above the town, immortalised in Ed Sheeran's song. It has both independent and state schools and is well connected by road to other parts of the county. Woodbridge is also a market town, located on the river Deben with its historic Tide Mill, busy Thoroughfare with many independent shops, a mix of private and independent schools and a station with regular trains running into Ipswich and thence to London Liverpool Street. With the A12 close by, it is well connected and is a very popular town with commuters. Colchester, Chelmsford and London are all on the A12 and the A14 is also nearby running north towards the A1. The stunning Heritage Coast, with its gracious seaside resorts of Southwold, Aldeburgh, Thorpeness and Dunwich is a short drive away, as is the Suffolk Coast and Heaths AONB.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	26	
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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