

*A 3-bedroom detached family home,
located on the popular Mowbrays
development, just a short walk from the
amenities of the town of Framlingham*

Guide Price
£350,000 Freehold

Ref: P6544/B

38 The Mowbrays
Framlingham
Woodbridge
Suffolk
IP13 9DL



Entrance hall, lounge, dining room, kitchen and cloakroom.
Three double bedrooms and family bathroom.
Single attached garage.
Off-road parking.
Enclosed rear garden.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

38 The Mowbrays is located on The Mowbrays, a popular development on the outskirts of the town. 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, Barclays Bank 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 East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. In 2017, Framlingham was included within the top four places in the country to live by the Sunday Times.

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 Cretingham (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

38 The Mowbrays is a three-bedroom detached family home with well laid out accommodation comprising lounge, dining room, kitchen and cloakroom on the ground floor, with three bedrooms and a family bathroom on the first floor. The property originally had four bedrooms, however two bedrooms were knocked in to one another to create a spacious master bedroom. A new owner could, however, reverse these changes if they so wished.

To the front of the house is a driveway providing off-road parking and access to a single garage. The garden to the rear is mainly laid to lawn with a paved terrace abutting the property. The property has been well maintained over the years, although is now in need of some updating. It benefits from double-glazing, gas-fired central heating and a nearly new Stannah stairlift (which can be removed by the vendors if a purchaser wishes).



The Accommodation

The House

Ground Floor

A front door flanked by window to side with obscured glazing opens to the

Entrance Hall

Radiator and stairs to the first floor landing. Doors lead off to the kitchen, dining room, cloakroom and

Lounge 16'11 x 11'3 (5.15m x 3.42m)

A dual-aspect room with bay window to the front and sliding double-glazed door to rear terrace. Feature living flame gas fire with granite surround and hearth. Wall-mounted lighting and radiators.



Dining Room 11'2 x 8'7 (3.40m x 2.61m)

Windows to front, radiator and serving hatch through to kitchen.



Kitchen 11'3 x 7'9 (3.42m x 2.36m)

Windows to rear and half-glazed door to garden. With a matching range of oak-fronted fitted wall and base units with rolltop work surface incorporating a one and a half bowl stainless steel single-drainer sink unit with mixer tap over and tiled splashback. Four-ring electric hob with filter hood over and high-level double oven to side. Integrated fridge and freezer, washing machine and dishwasher, service hatch to dining room, and ceramic tiled flooring. The white goods are included within the sale, but can be removed if a purchaser wishes.



Cloakroom

Window to rear with obscured glazing. Partially tiled and comprising low-level WC and wall-hung basin and radiator.

Stairs from the entrance hall rise to the

First Floor

Landing

High-level window to rear, hatch to loft space, airing cupboard containing the pre-lagged water cylinder and slatted shelving, further built-in cupboard with shelving, and doors off to the bedrooms and family bathroom.

Bedroom One 16'11 x 11'4 (5.15m x 3.45m)

A dual-aspect room with windows to front and rear. Matching range of fitted wardrobes with mirror-fronted sliding door, hanging rail and shelving. Radiators.



Bedroom Two 11'4 x 9'8 (3.45m x 2.94m)

Windows to front and radiator.



Bedroom Three 11'4 x 6'11 (3.45m x 2.10m)

A further double room with windows to rear and radiator.

Family Bathroom

Window to front with obscured glazing. Fully tiled and comprising panelled bath with ornate mixer tap over and shower attachment, close coupled WC, pedestal hand wash basin with backlit mirror above and glass shelf, vertical radiator, wall-mounted electric Dimplex heater and recessed lighting.



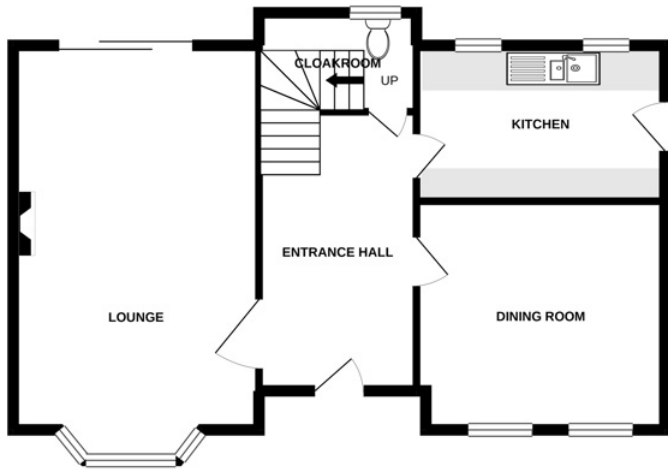
Outside

To the front of the house is a driveway providing off-road parking and access to a single garage. This has power and light connected, an electric up-and-over door to the front, a window to the rear and a personnel door to the garden. It also houses the gas-fired Ideal boiler.

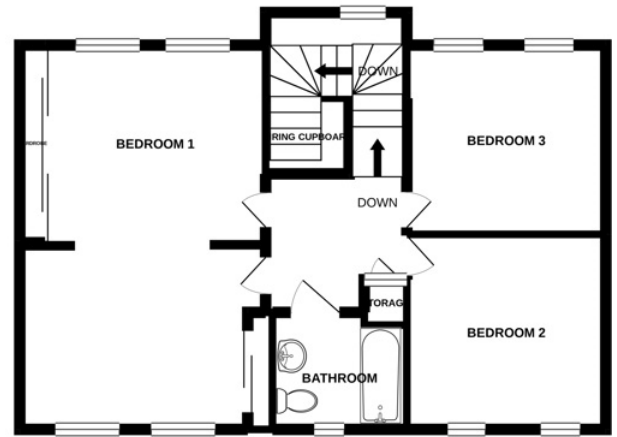
The rear garden is enclosed by close boarded fencing and mainly laid to lawn with shrub borders. A paved terrace with a low level wall abuts the property. There is also a timber shed and an outside tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Strictly by appointment with the agent. No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water, electricity, gas and drainage connected.

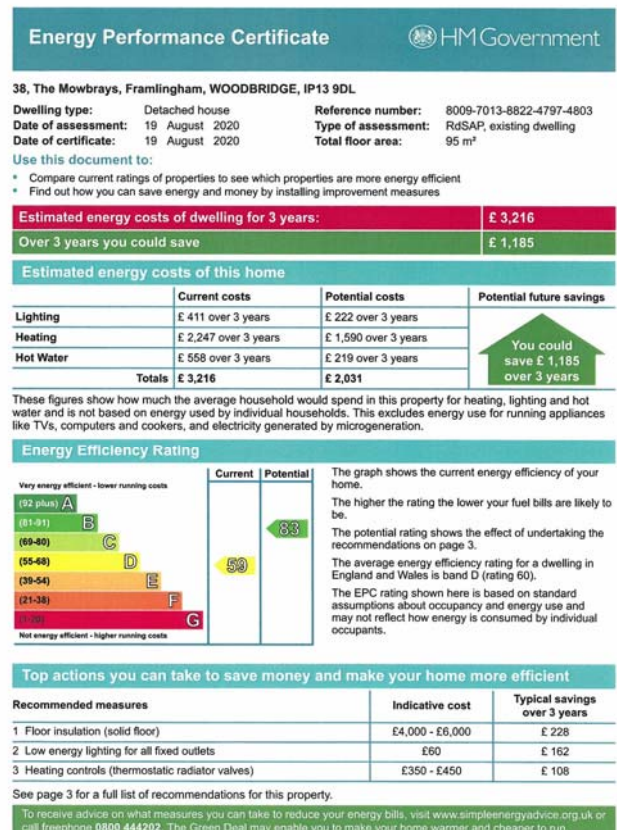
Council Tax Band D; £1,842.94 payable per annum 2020/2021.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

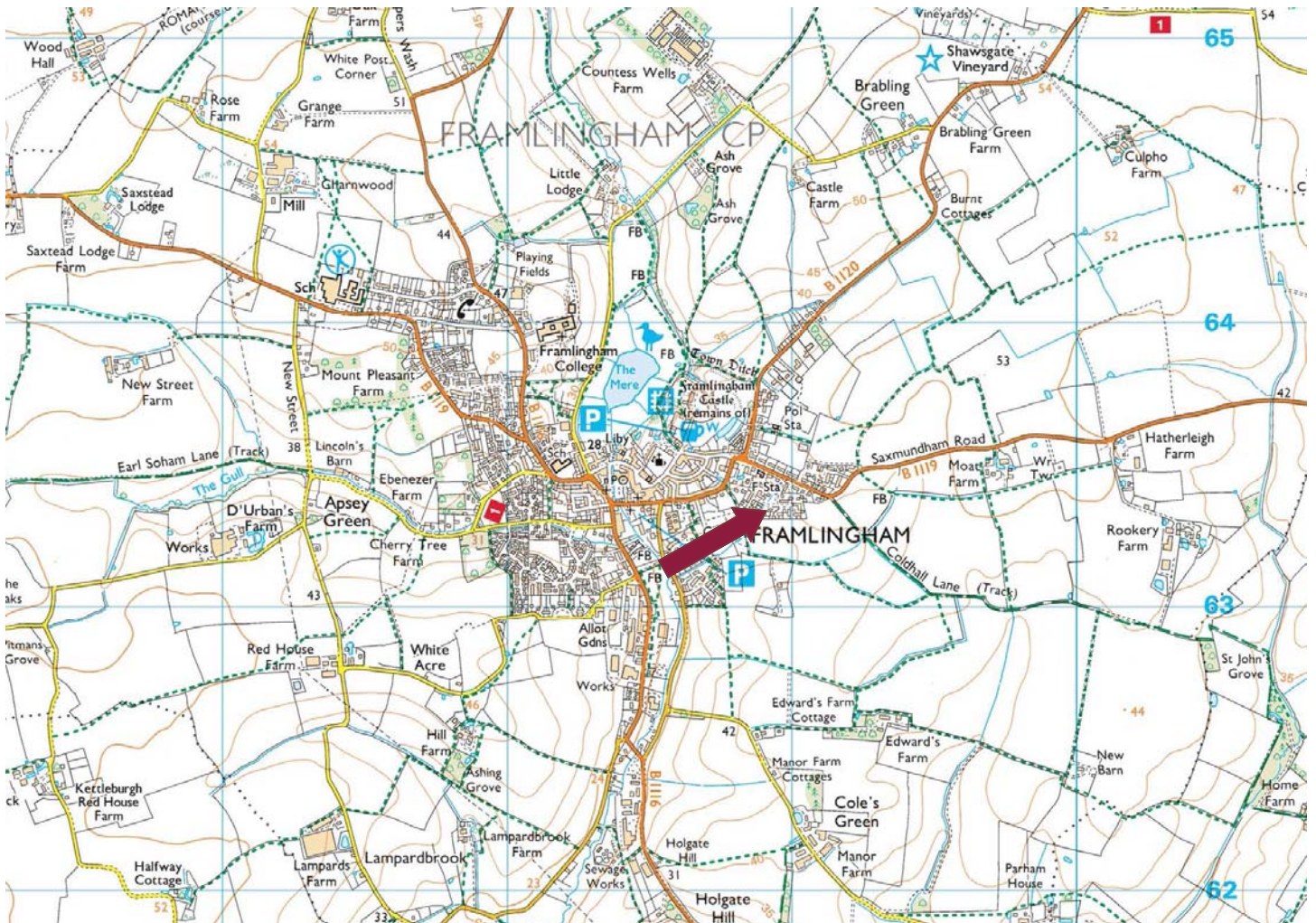
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- Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

November 2020



Directions

Leaving Framlingham on the B1119 (Saxmundham Road), pass the fire station on your right and then take the right hand turning into The Mowbrays. Continue to the T-junction and turn right again. At the bottom of the road bear left and the property can be found on the right hand side, identified by the Clarke and Simpson 'For Sale' board.



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