



COOPERS CLOSE, FRAMLINGHAM, SUFFOLK

An IMMACULATE three bedroom semi-detached property having been beautifully decorated throughout **** CARPORT ** FURTHER PARKING SPACE ** TERRACED GARDEN ****

LOCATION The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

GUIDE PRICE: £289,995

- *Entrance Hall**
- *Sitting Room**
- *Kitchen/Dining Room**
- *Downstairs Cloakroom**
- *Principal Bedroom with En Suite Shower Room**
- *Further Double Bedroom**
- *Bed 3/Dressing Room**
- *Family Bathroom**
- *Terraced Garden**
- *Carport and further off road parking**



COOPERS CLOSE - INTERIOR An Entrance Door leads into an Entrance Hall with vinyl flooring and a door leads into the Sitting Room. There is a window to the front and a door leads into a small lobby and to the left is the downstairs cloakroom which has a wc and wash hand basin. Opposite the cloakroom is a very generous understairs cupboard, perfect for shoes, coats, hoovers etc. The Kitchen/Dining Room runs across the back of the property and has high gloss, cream wall and base units with a dark wood effect laminate over, stainless steel sink and drainer with mixer taps over and window above. There is an integrated fridge/freezer, slimline dishwasher and washing machine, a pull out larder cupboard, double eye level oven, gas hob with extractor over. There are double doors leading out to the terraced garden which is not overlooked. There is plenty of space for a dining table and chairs. The Kitchen/Dining and lobby area have the same vinyl flooring as the Entrance Hall for cohesion. Stairs rise from the Entrance Hall to a good sized landing. To the left is the Principal Bedroom with a window overlooking the front, with Fen Meadow beyond. There is a deep recess to the side of the En Suite Shower Room which has a shower cubicle with Aqualisa shower, wc and wash hand basin and an opaque window to the front. There are two further bedrooms, one double and one single. Bedroom 3 has currently a whole wall of floor to ceiling built in wardrobes and is being used as a dressing room but these could be removed if required. Both bedrooms have a window overlooking the rear garden. The Family Bathroom has a bath with mixer taps and shower attachment, shower screen to side, wc and wash hand basin is part tiled and has vinyl flooring. This completes this immaculate property which one could move straight into.

COOPERS CLOSE - EXTERIOR You can access the property from the front via a few steps up to the front door. To the side of the property is a walk way leading to the Carport and further parking space at the rear. The rear garden has a gate leading down into the lovely terraced area which has a patio area at the top, astro turf for easy maintenance and a further patio area for outside dining outside of the double doors leading from the Kitchen/Dining room. This is a seduced and tranquil garden.



TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Gas central heating, mains water, drainage and electricity.

LOCAL AUTHORITY

East Suffolk

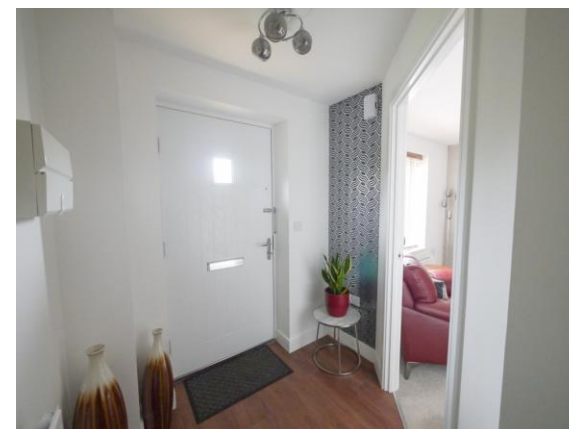
Tax Band: C

EPC: B

Postcode: IP13 9FR

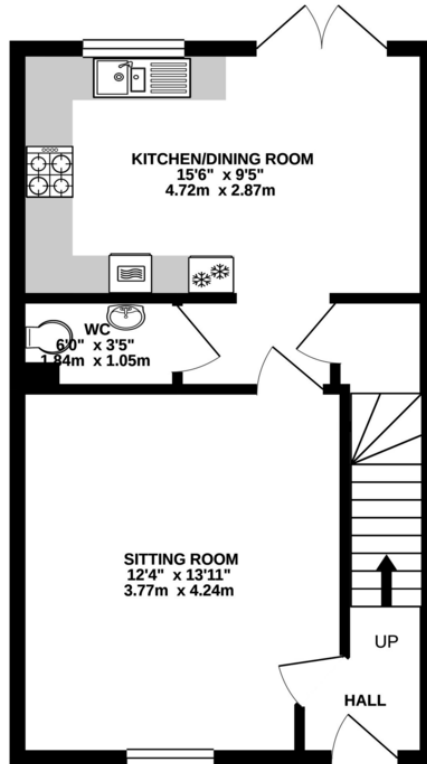
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

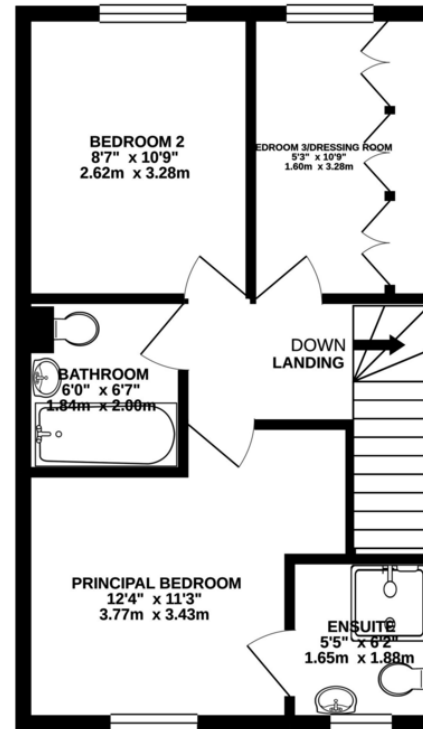




GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

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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Huntingfield Estates
FRAMLINGHAM

01728 724566
www.huntingfieldestates.co.uk