



# Palmer & Partners



Danforth Drive, Framlingham,  
Woodbridge, Suffolk, IP13 9HH  
Offers in excess of £317,500

Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](http://palmerpartners.com)

- Potentially No Onward Chain
- Link-Detached Bungalow
- Two Bedrooms
- 19ft Lounge
- Stunning Open Plan Kitchen/Dining Room
- Stylish Shower Room
- Off-Road Parking
- Single Garage
- Non-Overlooked Rear Garden



This beautifully presented two-bedroom link-detached bungalow, situated in the sought-after market town of Framlingham, benefits from off-road parking, single garage, a non-overlooked rear garden, double-glazing, gas central heating, and potentially no onward chain.

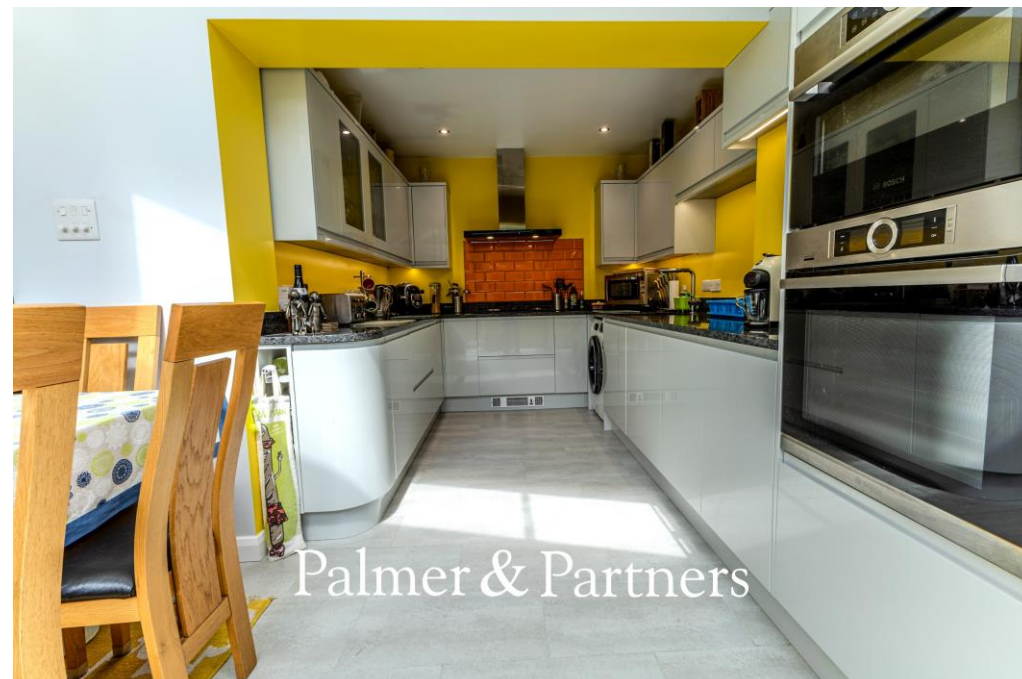
The lovely market town of Framlingham lies approximately 12 miles from the historic market town of

Woodbridge and approximately 18 miles from the county town of Ipswich with its direct rail links into London Liverpool Street Station. Framlingham is a great town to explore and is full of excellent shops, cafes, restaurants and pubs with Market Hill being located in the town centre which hosts markets on a Saturday and Tuesday. Standing proudly atop the hill stands the magnificent 12th Century Framlingham Castle which is

surrounded by The Mere which is a natural haven full of wildlife and is popular for walkers.

The quaint and historic market town of Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty, Woodbridge is the perfect base from which to explore the Suffolk Coast and its many tourist attractions. The

beautiful, award-winning Elmhurst Park has been referred to as 'the jewel in the crown of Woodbridge' and the popular Seckford Hall Golf Club is within close proximity. Just a short walk from the Thoroughfare and the River Deben, it is renowned for its superb floral colour and high standards of maintenance. The town is served by Woodbridge railway station on the Ipswich – Lowestoft East Suffolk Line and has some excellent schools including the popular Farlingaye High School.



**Outside - Front:** The garden is laid to lawn with mature shrubs and flowers and to the side is a hardstanding driveway providing off-road parking in front of the garage.

**Single Garage:** Up and over door, power and light connected, window to the rear aspect, and pedestrian door opening out to the rear garden.

**Entrance Hall:** Radiator and doors to:

**Lounge:** 19'2" x 10'10" (5.84m x 3.3m) Radiator and archway through to:

**Kitchen / Dining Room:** 19'8" x 18'4" (6m x 5.6m) Fitted with a range of contemporary J-Pull eye and base level units and pan drawers with undercounter lighting, stone work surfaces and upstands, sink and drainer, vaulted ceiling inset spotlights, radiator, and tiled floor. Integrated appliances include a dishwasher, microwave, double oven and five-ring gas hob with extractor hood over with space for a washing machine and fridge freezer. The kitchen is dual aspect with double-glazed

windows to the rear and side and double-glazed sliding patio doors opening out to the rear garden.

**Bedroom One:** 11'7" x 11'3" (3.53m x 3.43m) Double-glazed window to the front aspect and radiator.

**Bedroom Two:** 10'2" x 8'9" (3.1m x 2.67m) Double-glazed window to the front aspect and radiator.

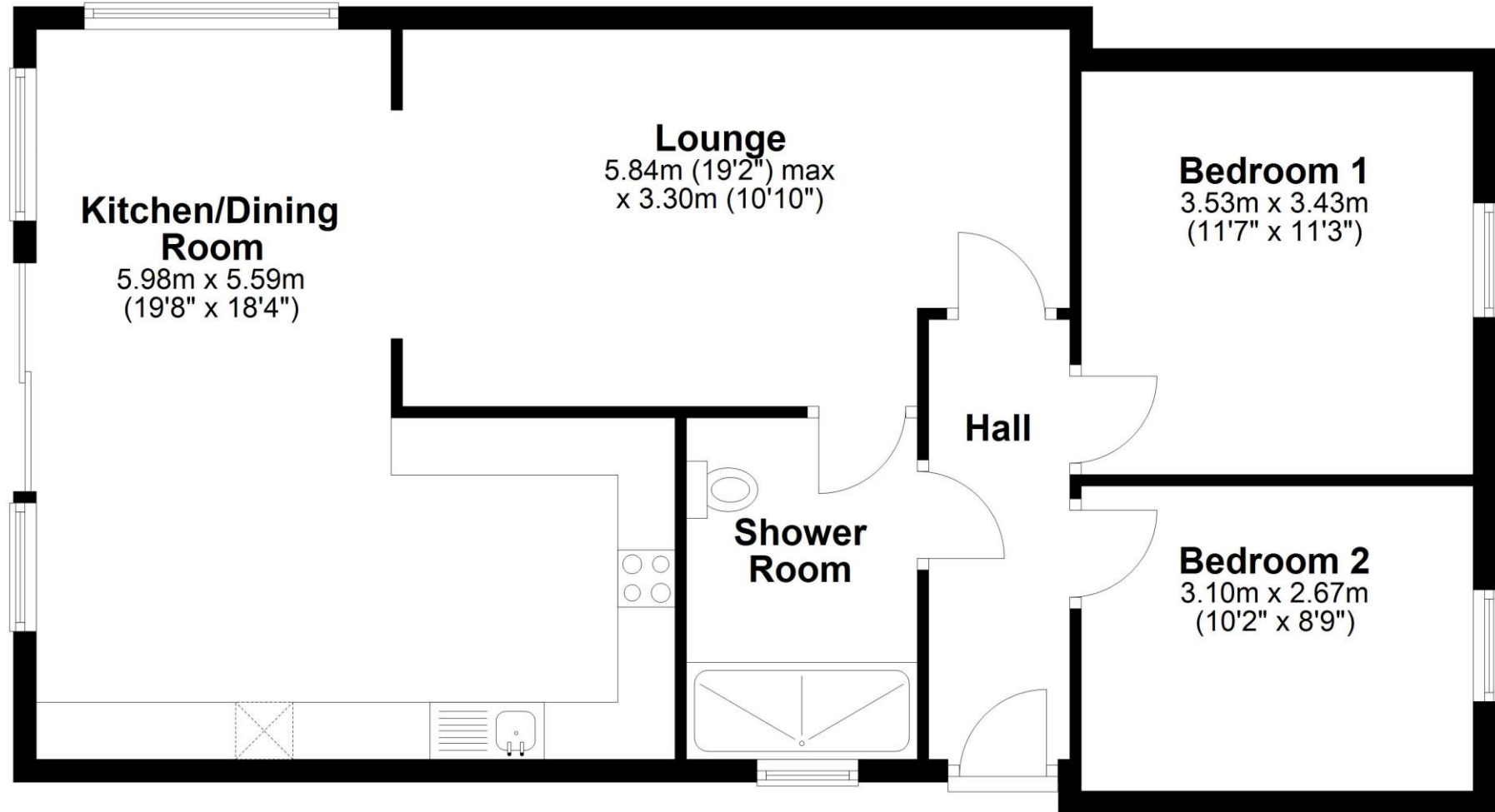
**Shower Room:** A stylish three-piece suite comprising double-width walk-in shower enclosure with rainfall showerhead, low-level WC and vanity hand wash basin with storage beneath.

There is overhead storage, heated towel rail, ceiling inset spotlights, loft access, and double-glazed opaque window to the side aspect.

**Outside - Rear:** The garden is predominantly laid to lawn and fully enclosed by fencing with mature flower borders, door to the garage, and to the side is a paved patio seating area which is a great space for alfresco dining.

## Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Palmer & Partners



Palmer & Partners



Palmer & Partners



Palmer & Partners

### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

## Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](http://palmerpartners.com)