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Langshaw Close, Framlingham,
Woodbridge, Suffolk, IP13 9TF
Asking Price £385,000

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- No Onward Chain
- Less Than One Year Old
- Stunning Detached Bungalow
- Two Double Bedrooms
- 27ft Kitchen/Dining/Living Room
- Integrated Kitchen Appliances
- Separate Utility Room
- Bathroom & En-Suite Shower Room
- Ample Off-Road Parking
- Low-Maintenance Rear Garden
- Underfloor Heating Via Air Source Heat Pump

This exceptional two bedroom detached bungalow is located in a secluded position at the end of a cul-de-sac with field views from the rear and within walking distance of Framlingham high street. The property is being sold with no onward chain, is less than a year old and built to an incredibly high standard, and comes with a ten year structural guarantee. Benefits include underfloor heating throughout via an air source heat pump with individually controlled zones, double glazed windows and external doors, oak internal doors, a substantial shingle gated driveway

providing ample off-road parking, and a low-maintenance rear garden with fantastic Indian sandstone sun terrace. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality of accommodation on offer which comprises entrance hall; stunning 27ft open plan kitchen / dining / living room with integrated kitchen appliances, bi-fold doors and a vaulted ceiling; separate utility room; two double bedrooms, one of which has an en-suite shower room; and a bathroom.



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.

EPC Rating: B

Outside – Front: A five-bar gate opens onto a substantial shingle driveway providing ample off-road parking for numerous vehicles; there is a mature tree and a double glazed front door.

Entrance Hall: Laminate flooring with underfloor heating, built-in cupboard, further built-in double cupboard housing the pressurised hot water cylinder and equipment



for the underfloor heating, and oak internal doors to:

Kitchen / Dining / Living Room: 27'6" x 14'6" (8.38m x 4.42m) This stunning room forms the hub of the home and is fitted with a range of stylish eye and base level units; roll edge work surfaces; one and a half bowl sink and drainer; integrated fridge, freezer, dishwasher, electric oven and ceramic hob with extractor hood over; peninsular island incorporating a breakfast bar; laminate flooring with underfloor heating; vaulted ceiling with inset spotlights; two double glazed windows to the front aspect;

double glazed window to the rear aspect; and bi-fold doors opening onto an Indian sandstone terrace.

Bedroom One: 10'9" x 9'10" (3.28m x 3m) Double glazed window to the side aspect, laminate flooring with underfloor heating, and oak internal door through to:

En-Suite Shower Room: A modern three piece suite comprising corner shower cubicle with aquaboarding, low-level WC and vanity hand wash basin with storage beneath; tiled flooring with underfloor heating; extractor fan; inset spotlights; wall mounted mirror;

and double glazed window to the front aspect.

Bedroom Two: 9'11" x 8'8" (3.02m x 2.64m) Double glazed window to the side aspect and laminate flooring with underfloor heating.

Bathroom: A modern three piece suite comprising bath with shower over and shower screen with aquaboarding, low-level WC and vanity hand wash basin with storage beneath; tiled flooring with underfloor heating; inset spotlights; extractor fan; and double glazed window to the side aspect.

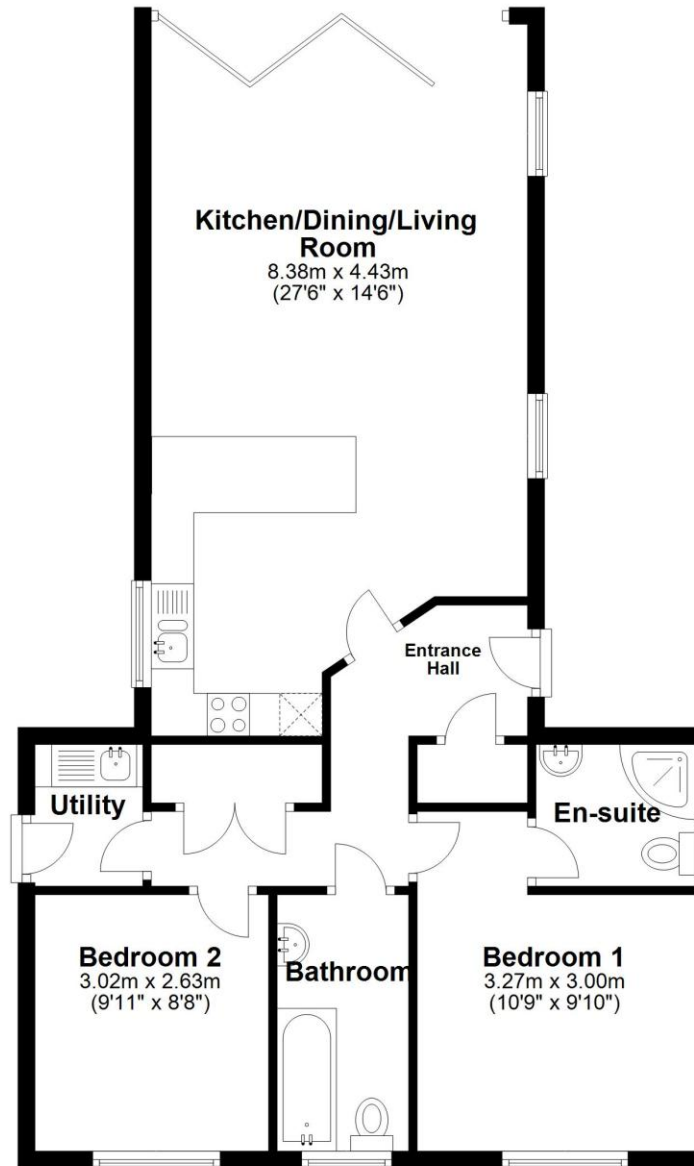
Utility Room: Double glazed door opening out to the rear garden,

laminate flooring with underfloor heating, and work surface incorporating a sink and drainer with space and plumbing for a washing machine beneath.

Outside – Rear: The low-maintenance garden is predominantly laid to lawn with a large Indian sandstone sun terrace with impressive oak canopy making this a great space for alfresco dining, there is open side access to both sides with the air source heat pump located to the left-hand side, and the garden is fully enclosed by panel fencing and hedgerow.

Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 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.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,



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