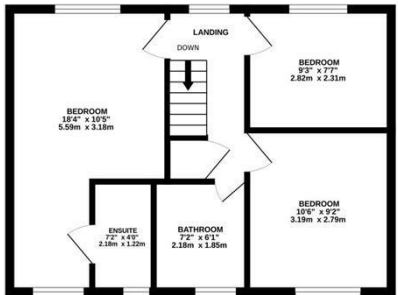


1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 8 Hitcham Road, Framlingham IP13 9FL

£400,000

A modern THREE bedroom detached family house presented in good order throughout situated in the popular market town of Framlingham. This SPACIOUS home has an open outlook to the front, the accommodation has entrance hall, 18ft 4" lounge, kitchen/dining room 18ft 4" with utility Room & cloakroom, 1st floor landing, 3 bedrooms, EN-SUITE and family bathroom. The enclosed rear garden benefits from a modern 9'3 x 7'3 OFFICE/STUDIO. Ample off road parking and detached garage.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 8 Hitcham Road, Framlingham, IP13 9FL

Framlingham enjoys the The Market Square best known for its medieval castle and Church. The Market Hill has a range of independent shops, a variety of restaurants and pubs, a Co-op supermarket, Barclays Bank and a library. The town has the highly regarded Thomas Mills secondary school, Framlingham College and primary school. Popular coastal destinations such as Southwold, Aldeburgh, Dunwich, Thorpeness and Orford are close by on the east coast. The county town Ipswich lies approximately 18 miles to the south-west with regular trains to London's Liverpool Street taking just over an hour.

### FRONT DOOR TO...

#### ENTRANCE HALL:

Luxury vinyl flooring, stairs off and doors off.

#### LOUNGE: 18'4 x 10'3 (5.59m x 3.12m)

Double glazed window to front and double doors opening to the rear garden. Radiators and carpet.

#### KITCHEN/DINER: 18'4 x 9'4 (5.59m x 2.84m)

The dining space has a double glazed window to front, radiator, luxury vinyl flooring and opens through to...

Kitchen: Double glazed window to rear, range of wall and base units, sink and drainer, worktops, gas hob, electric oven and extractor hood, space for appliances, drawers, part tiled walls, spot lighting, luxury vinyl flooring, radiator, door to...

#### UTILITY: 6'3 x 5'2 (1.91m x 1.57m)

Door to outside, worktop, space for washing machine & tumble dryer, luxury vinyl flooring, door to...

#### CLOAKROOM:

W.C, hand wash basin, luxury vinyl flooring, extractor and a radiator.

#### 1st FLOOR LANDING:

Loft access, insulated and part boarded, cupboard, doors off.

#### BEDROOM ONE: 18'4 max x 10'5 (5.59m max x 3.18m)

A spacious light and airy bedroom with dual aspect double glazed windows, radiators, door to...

#### EN-SUITE:

Double glazed window to front, tiled shower cubicle and glass screen, hand wash basin, shaver point, W.C and a radiator.

#### BEDROOM TWO: 10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to front and a radiator

#### BEDROOM THREE: 9'3 x 7'7 (2.82m x 2.31m)

Double glazed window to rear and a radiator.

#### BATHROOM:

Double glazed window to front, bath with part tiled walls, hand wash basin with tiled splash back, W.C and a radiator.

#### OUTSIDE:

To the front is large well kept lawn with shrub planting and rail fence, a block paved driveway provides off road parking for several cars that lead to the DETACHED GARAGE 19ft 3" x 9ft 6" with power connected.

The rear garden is enclosed by a high brick wall and fencing with a large patio, lawn, raised railway sleeper beddings, gate to driveway and a GARDEN STUDIO/OFFICE 9ft 3" x 7ft 3" double glazed sliding doors, beautifully decorated, power sockets and lighting.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

