





Danforth Drive, Framlingham, Woodbridge, IP13 9HH

william h brown

welcome to

Danforth Drive, Framlingham, Woodbridge

A well-presented three-bedroom home in the popular market town of Framlingham, featuring a lounge, fitted kitchen, study/snug, en-suite, landscaped rear garden, garage and off-road parking.

Location
Situated in the popular market town of Framlingham, Danforth Drive enjoys a pleasant residential setting within easy reach of the town centre. Framlingham offers a variety of independent shops, cafés, restaurants and traditional public houses, alongside the historic Framlingham Castle. The area also benefits from well-regarded local schools, leisure facilities and nearby countryside, making it an appealing location for families and those seeking a balance of town amenities and rural charm.

Entrance Porch
Tiled flooring, a central heating radiator and a front entrance door, with a further door leading through to the hallway.

Entrance Hall
Carpeted flooring with doors leading to the living/dining room and study/snug, alongside stairs rising to the first floor.

Living/Dining Room
A welcoming lounge featuring carpeted flooring, three double-glazed windows facing south, allowing plenty of natural light, and a central heating radiator. Doors provide access to both the kitchen and hallway.

Study/Snug
Featuring carpeted flooring, a double-glazed window to the front aspect and a door leading to the hallway. A versatile space offering the flexibility to be used as a study, snug or occasional bedroom.

Kitchen
Fitted with lino flooring, a double-glazed window to the front aspect and a central heating radiator. The kitchen benefits from an integrated cooker, with space for a washing machine and fridge/freezer. A door provides access to the side of the property.

Landing
Carpeted flooring, built-in storage cupboards, a double-glazed window to the front aspect and a central heating radiator. Doors lead to the bedrooms and family bathroom.

Bedroom One
A well-presented bedroom featuring carpeted flooring, a double-glazed window to the side aspect and a central heating radiator. Doors provide access to the first-floor landing and en-suite shower room.

En-Suite
Fitted with lino flooring, a bath, wash basin and toilet. A frosted double-glazed window to the rear aspect provides natural light while maintaining privacy.

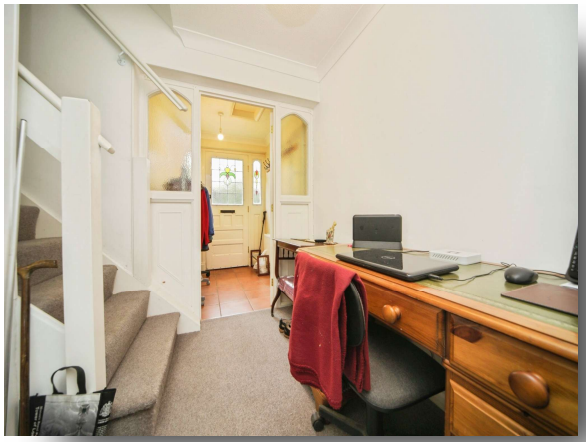
Bedroom Two
A well-proportioned bedroom featuring carpeted flooring, a double-glazed window to the rear aspect, built-in cupboard space and a central heating radiator. A door leads to the first-floor landing.

Bedroom Three
A well-presented bedroom featuring carpeted flooring, built-in wardrobe space, a double-glazed window to the rear aspect and a central heating radiator.









Bathroom
Fitted with lino flooring and a shower cubicle, with a frosted double-glazed window to the front aspect providing natural light and privacy. The bathroom also benefits from a useful storage cupboard.

Garden
A well-maintained, landscaped rear garden offering an attractive outdoor space to relax and enjoy. The garden also benefits from rear access to the garage.

External
The property benefits from a garage, offering versatile space for vehicle parking or additional storage. There is also access to the rear garden through the garage, providing convenient access between the two areas. Off-road parking is available along with garage space. The covered walkway connecting the houses provides a versatile space, ideal for a children's play area or hosting family gatherings. Additionally, there is potential for extension, with options to extend at the front, side, or rear of the property.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

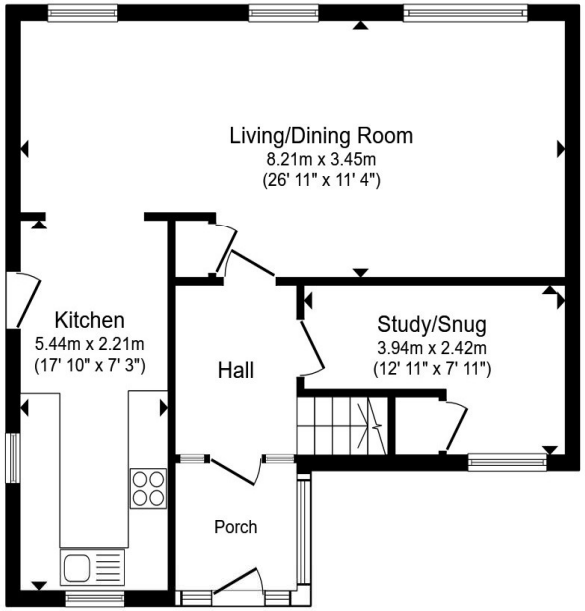
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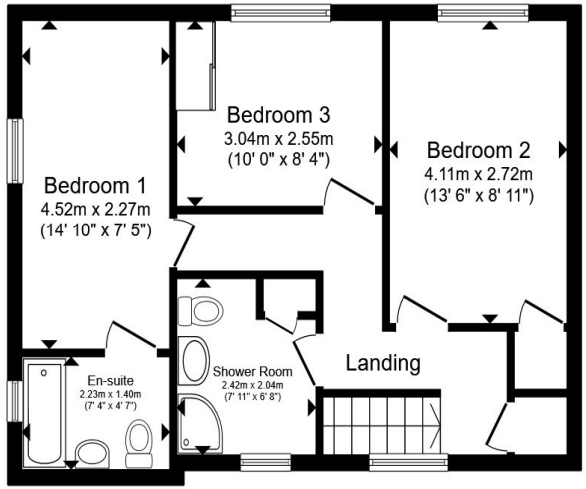
- NO ONWARD CHAIN
- Garage
- Off Road Parking
- 3 Bedrooms With Additional Study/Snug Room
- Close To Town

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£400,000



Ground Floor



First Floor

Total floor area 106.3 m² (1,144 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
FLH105823 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01728 723923

Framlingham@williamhbrown.co.uk

26 Market Hill, Framlingham, WOODBRIDGE, Suffolk, IP13 9AN

williamhbrown.co.uk