

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



Victoria Mill Road, Framlingham, Suffolk, IP13 9EG.

**Guide Price**

**£465,000**

## SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; 2nd SITTING ROOM/BED 5; FAMILY ROOM;  
KITCHEN DINING ROOM; UTILITY; GROUND FLOOR CLOAKROOM;  
THREE FIRST FLOOR DOUBLE BEDROOMS; FAMILY BATHROOM; 2nd FLOOR BEDROOM;  
2nd FLOOR BATHROOM; ATTRACTIVE GARDENS; SUBSTANTIAL OFF ROAD PARKING**

**THE PROPERTY:** 10 Victoria Mill Road has been considerably extended by the current owners and now offers substantial and spacious family accommodation over three floors. On the ground floor the entrance hall leads to the sitting room which has double doors to a superb large family room ideal for entertaining and family occasions and has a chimney and underfloor vent for log burner fire required. Off this is the good sized kitchen dining room which has a range of fitted floor, drawer and wall units with natural timber working surfaces with kitchen sink inset. The utility room has fitted shelving, plumbing for washing machine and gas fired boiler (2018) - this leads to the cloakroom with WC and pedestal wash basin. Also on the ground floor is an extremely useful 2nd sitting room which could be a potential bedroom 5 or Study. The first floor has a spacious landing with built in wardrobes and airing cupboard and there are three good double bedrooms along with a family bathroom which has a three piece suite and over bath shower. On the second floor is the fourth bedroom and another bathroom again with three piece suite and over bath shower.. The attractive and established gardens are a major feature of the property and designed to be dog proof - the private front garden being screened from the road by hedging and laid to shrub borders and a weeping willow. The gardens extend to the side and rear of the property and are again laid to lawn with well stocked borders having a wide variety of shrubs, fruit and walnut trees. Behind the property is a large raised paved patio, ideal for sitting out and a timber garden shed. To the side of the garden is a good sized shingled off road parking area which could take a number of vehicles including a caravan or boat.

**LOCATION:** Framlingham is an ancient market town which has an excellent range of shops and is famous for its historic castle. Framlingham has excellent schools in both the state and private sectors (Thomas Mills High School and Framlingham College). There are excellent pubs and restaurants, a library and the town has its own nature reserve around Framlingham Mere which is under the care of Suffolk Wildlife. The other attractions of the Suffolk Heritage Coast lie within convenient reach by car and there are other nature reserves at Minsmere, Havergate Island and North Warren, with Pound Farm Woodland Trust just down the road at Great Glemham popular with dog walkers. There are sailing clubs on the rivers Deben, Alde and Orwell and fine golf courses at Woodbridge, Aldeburgh and Thorpeness. The concert hall at Snape Maltings is home to the internationally renowned Aldeburgh Festival and this part of Suffolk is a haven for artists, writers and musicians.

### LOCAL AUTHORITY

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT Tel: 01394 383789

### COUNCIL TAX BAND: B

### SERVICES

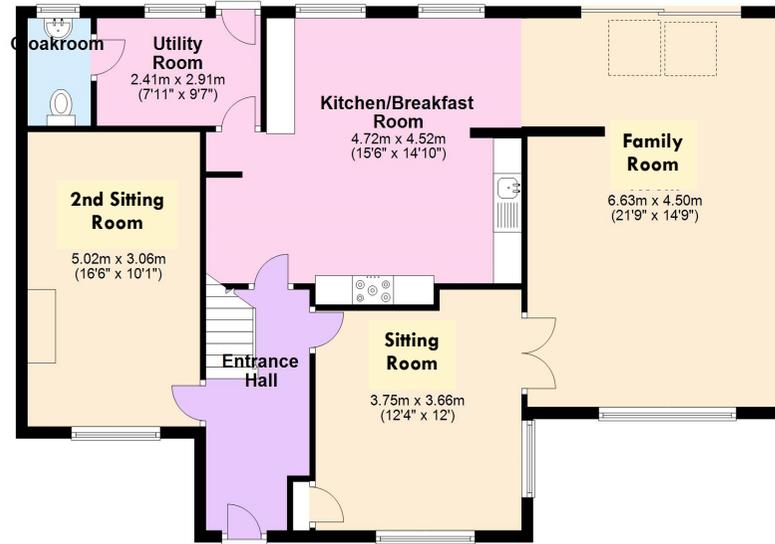
Mains gas, electricity, drainage and water are connected to the property. Central heating is from a gas boiler located in the utility room with radiators throughout the property.

### EPC RATING = C

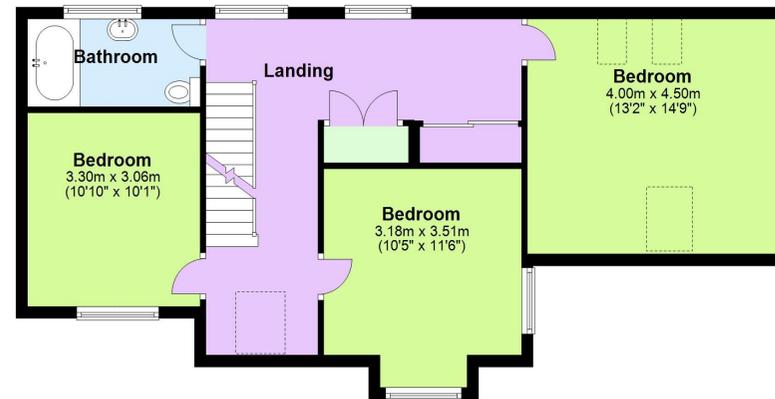
### VIEWING

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

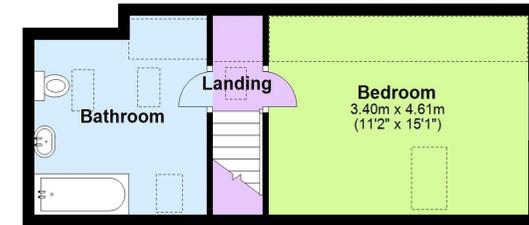
Ground Floor



First Floor



Second Floor



Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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