



2 Framlingham Road, Park Farm PE2 8UF

£350,000



*** SPACIOUS 4 BEDROOM DETACHED HOME *** " Offers in excess of £350,000 are invited for this property located in Park Farm. This 4 bedroom home has had a garage conversion to create an additional reception area with store at the back. The rest of the home comprises of a driveway, entrance hall, lounge, kitchen/diner, utility room, cloakroom, 4 bedrooms with an en-suite to bedroom one and a family bathroom. It is conveniently located within walking distance to the local primary school. Viewings are highly recommended. EPC Energy Rating - C/Council Tax Band - D".

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

LOUNGE

13' 1" (min) x 16' 1" (into bay) (3.99m x4.90m) 13' 2" (4.01m) (approx) Bay window to front, window to side, two radiators and understairs cupboard.

KITCHEN

11' 8" x 9' 3" (3.56m x 2.82m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge and radiator. Window to rear. Open into:-

DINING ROOM

9' 3" x 8' 1" (2.82m x 2.46m) (approx) Fitted with base units, and radiator. French doors to rear.

GARAGE CONVERSION / RECEPTION ROOM

11' 8" x 7' 7" (3.56m x 2.31m) (approx) UPVC double glazed window to front. Door to:-

STORE

7' 7" x 5' 5" (2.31m x 1.65m) (approx)

UTILITY

4' 9" x 4' 8" (1.45m x 1.42m) (approx) Plumbing for washing machine, space for a tumble dryer, wall mounted boiler and door to rear.

CLOAKROOM

4' 9" x 4' 0" (1.45m x 1.22m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to side.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

11' 4" x 13' 3" (max) (3.45m x 4.04m) 10' 3" (min) (3.12m) (approx) UPVC double glazed window to front, cupboard and radiator.

ENSUITE

5' 8" x 5' 1" (1.73m x 1.55m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. UPVC double glazed window to front.

BEDROOM 2

14' 1" x 8' 8" (4.29m x 2.64m) (approx) UPVC double glazed windows to front and side, radiator.

BEDROOM 3

9' 2" (min) (2.79m) 9' 9" (max) x 11' 3" (2.97m x 3.43m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

6' 1" (min) (1.85m) 8' 8" (max) x 8' 8" (max) (2.64m x 2.64m) (approx) (L - Shape) UPVC double glazed window to rear.

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to rear.

OUTSIDE

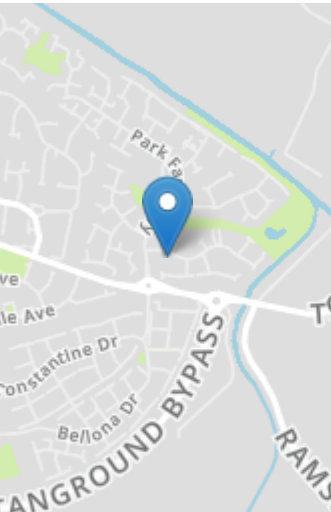
The front of the property has lawn, gravel area and driveway offering off road parking. The rear of the property has fencing, landscaped beautifully, paved patio area, gravelled pathway with mature shrubs each side giving a tranquil setting.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The vendor has advised us of this: That there is a police approved motorbike garage at the side of the property accesses by road / path .



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	83
EU Directive 2002/91/EC		