

*A spacious modern townhouse, built by Hopkins Homes in 2018, occupying an elevated position overlooking farmland at the rear, yet only a short distance from the centre of the town.*

Guide Price  
£445,000 Freehold  
Ref: P7324/J

68 Bibbys Way  
Framlingham  
Suffolk  
IP13 9FD



Entrance hall, games room/playroom, study/bedroom four and shower room.

First floor - 21' sitting room and 25' kitchen/dining room.

Second floor - master bedroom with en-suite shower room, two further bedrooms and family bathroom.

Parking and 'storage garage'.

Landscaped garden at the rear.

Contact Us



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## Location

The property is located in Bibbys Way, and forms part of Hopkins Homes' Prospect Place development to the southern part of the market town of Framlingham. Framlingham is perhaps best known for its fine medieval castle, but also benefits from a Co-op supermarket, a number of businesses, including shops, cafes, pubs, restaurants and a library. The town has highly regarded primary and senior schools, as well as Framlingham College, all of which are within easy walking distance.

Framlingham is only 12 miles from the coast as the crow flies with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations of Creetingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles).

## Description

68 Bibbys Way in an impressive and spacious townhouse that was built in 2018 by the award winning local developer, Hopkins Homes. The property forms part of a crescent of just six houses in all, and with number 68 being the largest, extending to over 1,850 sq ft.

The accommodation is well presented internally, with the original vendors having chosen to upgrade many of the fixtures and fittings from when the property was first constructed including additional tiling in the kitchen, bathroom and en-suite, a stone style resin worksurface in the kitchen, branded Neff appliances, extra downlighters and an oversized patio. The integral garage has been subdivided to create additional accommodation and whilst this currently provides a spare bedroom, it could also be utilised as a gym or playroom. The up and over garage door is still in situ and this opens to provide access to a useful storage area for bikes, etc.

The property also benefits from parking to the front together with a west facing rear garden that overlooks open farmland at the very rear.

## The Accommodation

### *The House*

### Ground Floor

A part glazed front door opens into the

#### *Entrance Hall*

A spacious area with staircase rising to the First Floor with useful understairs storage cupboard, wood effect flooring, Downlighters, door to rear patio and garden, radiator and doors off to

#### *Games Room/Playroom* 17'3 x 9'8 (5.26m x 2.95m)

Converted from the integral garage, and currently used as an additional bedroom, this area could also be utilised as a games room or playroom. Wall mounted plug-in convector heater, telephone point, downlighters and wood effect flooring.



**Bedroom Four/Study** 10' x 8'8 (3.05m x 2.64m)  
With fully glazed French doors overlooking the patio and garden, and with views of the countryside beyond. Downlighters, radiator and TV point.

**Shower Room**

Well fitted with fully tiled shower recess, WC and Roca pedestal wash basin with tiled splashback. Wood effect flooring. Downlighters, extractor fan, radiator and shaver socket.

Stairs from the Entrance Hall rise to the



**First Floor**

**Landing**

With stairs rising to the Second Floor, downlighters, radiator and doors off to

**Sitting Room** 21' x 17'5 (6.4m x 5.31m)

A stunning and substantial reception room with large sash windows on the front elevation overlooking Bibbys Way and the surrounding roofscape. Downlighters, TV and telephone points, radiators, wood effect flooring and double doors into the



*Kitchen/Dining Room* 25' x 13' (7.62m x 3.96m)

Another impressive and extremely spacious reception room. The kitchen area is well fitted with a contemporary range of cupboard and drawer units with stone style resin worksurface over incorporating a one and a half bowl Franke sink with mixer tap and carved drainer to the side. Four ring Neff gas hob with oven and grill under and light and extractor hood over. Integral appliances include Neff dishwasher, Neff washing machine and fridge freezer. Windows providing views over the rear garden and countryside to the west beyond. Wood effect flooring to match the Sitting Room. Door returning to the Entrance Hall, radiators, downlighters, TV and telephone points.



Stairs from the Landing rise to the

**Second Floor**

*Landing*

With access to roof space, door to **Airing Cupboard**, door to **Storage Cupboard**, downlighters, and doors off to

**Master Bedroom** 20' x 10'4 (6.10m x 3.12m)

A substantial double bedroom with wonderful views to the east across the surrounding roofscape and towards the countryside beyond. Fitted wardrobe cupboards, downlighters, radiators, TV and telephone points and door to



**En-suite Shower Room**

Well fitted with fully tiled shower cubicle, WC and mounted wash basin with tiled splashback. Tiled flooring, shaver socket, radiator, downlighters and extractor fan.

**Bedroom Two** 14'8 x 13'3 (4.47m x 4.04m)

Another extremely generous double bedroom with large window on the rear elevation providing wonderful views to the west over the rear garden and across the adjoining agricultural land. Fitted wardrobe cupboards, radiator, downlighters, TV and telephone points.



**Bedroom Three** 10'3 x 7'5 (3.12m x 2.26m)

Also benefitting from wonderful views to the rear. Radiator, downlighters and TV point.

**Bathroom**

With half-height tiled surround and suite comprising panelled bath with mixer tap and shower attachment, WC and pedestal wash basin. Tiled flooring, downlighters, shaver socket, radiator and extractor fan.



## Outside

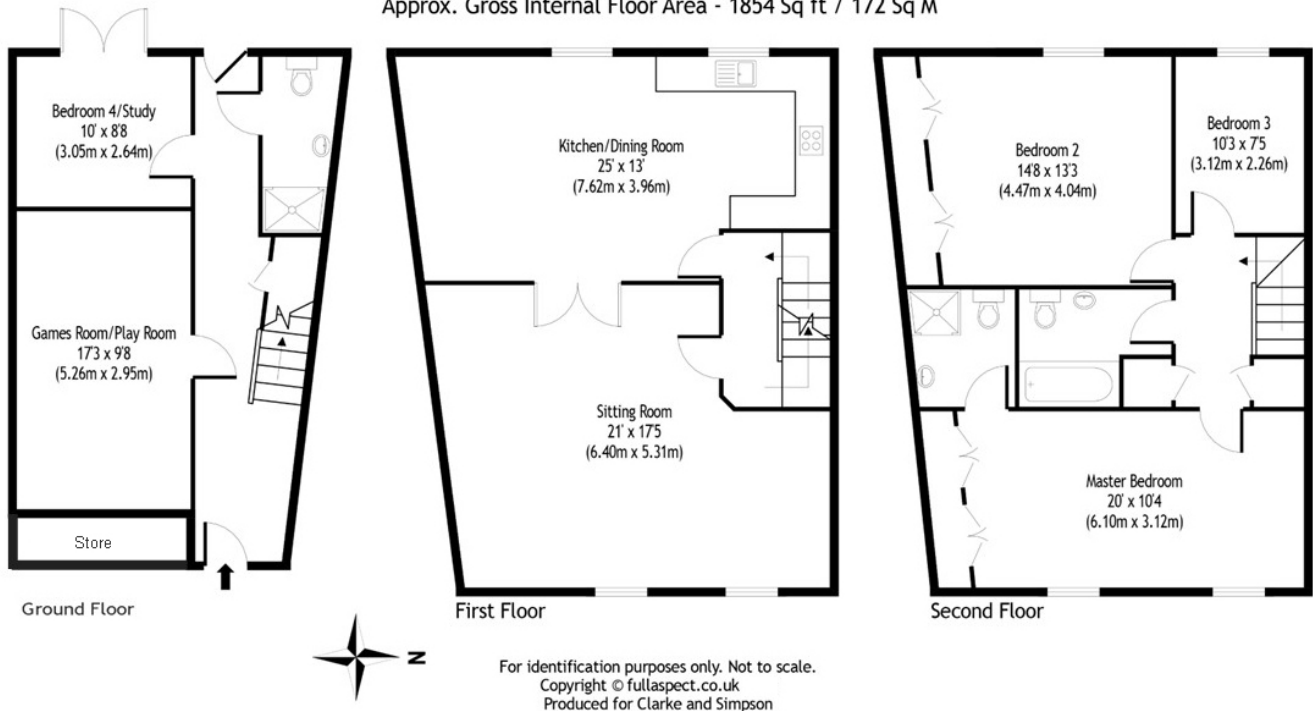
68 Bibbys Way is set to the rear of the development in a semi-elevated position overlooking a central green. The property is approached via a shared private driveway that is laid to gravel, and this leads to the parking space and integral garage. The garage has a manually operated up and over door, and whilst this has been converted to provide a games room/playroom, there is still useful storage space for bikes, etc., measuring approximately 9'8 x 3'5, with power and light connected.

A paved pathway, that is shared with the neighbours, leads from the parking area to the rear where a gate opens onto a large patio which can be directly accessed from the study/bedroom 4 and also via the entrance hall. Facing in a westerly direction it benefits from the sun during the latter part of the day.

The remainder of the garden has been laid to lawn and is fully enclosed within 6ft fencing. Overall, the rear garden measures approximately 41' x 22'.



68 Bibby's Way, Framlingham  
Approx. Gross Internal Floor Area - 1854 Sq ft / 172 Sq M



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas and drainage. Gas fired central heating.

*Service Charge* £119.08 for period covering 1 January 2023 to 31 December 2023. Awaiting current charge.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = B (84)

*Council Tax* Band D; £2,146.46 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

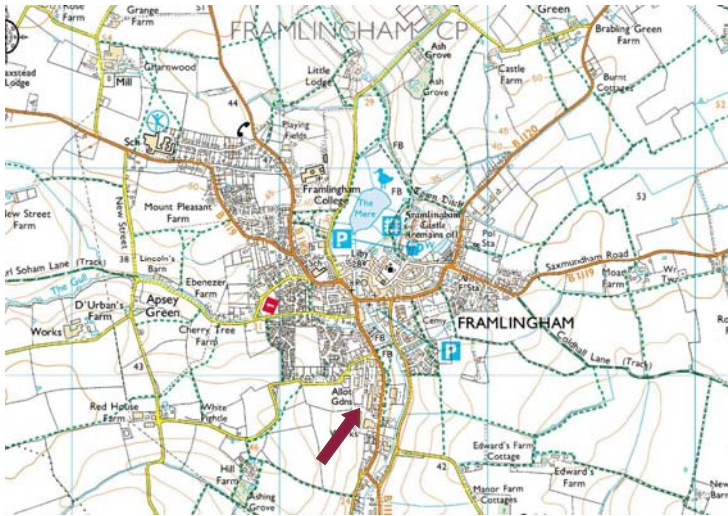
#### NOTES

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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Prospective purchasers should note that part of the field to the rear of the property is earmarked for development. Further information is available on request.

*April 2024*



## Directions

From the Agent's office in Well Close Square, proceed in a southerly direction on to Station Road and head out of the town. Turn right into Bibbys Way opposite the John Grose garage. Follow the road to the end of the development, where Number 68 will be found.

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