

*A modern three-bedroom detached house, built by Hopkins & Moore, located on a small development, a short distance from the amenities of the popular market town of Framlingham.*

Guide Price  
£425,000 Freehold  
Ref: P7265/B

2 Briscoe Way  
Framlingham  
Woodbridge  
Suffolk  
IP13 9JZ



Entrance hall, downstairs cloakroom, dual-aspect sitting room and kitchen/dining room with utility area.

Principal bedroom with en-suite shower room.

Two further good-sized bedrooms and family bathroom.

Single detached garage and off-road parking for two cars.

Enclosed garden to rear with insulated home office/studio.

Contact Us



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## Location

2 Briscoe Way is located on the edge of the town of Framlingham, close to the doctors surgery and Thomas Mills High School. Framlingham College and Sir Robert Hitcham's CEVA Primary School & Nursery are also nearby. Within the town is a good selection of independent shops and businesses, including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (5 miles), Woodbridge (12 miles) and Aldeburgh (15 miles). The world famous Snape Maltings Concert Hall is nearby (11 miles), and there is also bird watching at the RSPB centre at Minsmere (16 miles). The property is only miles from the coast, with easy access to the popular destinations of 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, which are scheduled to take just over an hour.

## Description

2 Briscoe Way is the former show home of this small and exclusive Hopkins & Moore development. The property is a modern, three-bedroom, detached house of block and rendered elevations under a pitched tiled roof. Completed in 2020, the house is being sold with the remainder of a ten-year NHBC warranty. The accommodation is well laid out over two storeys and comprises entrance hall, downstairs cloakroom, large kitchen/dining room with utility area and French doors leading out to the garden, dual-aspect sitting room, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. There is a good amount of storage throughout, along with timber-framed double-glazed windows and gas-fired central heating. The vendors have made upgrades to the kitchen, and have installed an insulated home office, which could be useful as a hobby room or for those working from home.

The property is approached from the highway via a path that leads through an open plan garden to the front door. To the rear is a driveway providing off-road parking for two vehicles in front of a single detached garage. There is gated access to the side leading to the rear garden, which is mainly laid to lawn with a paved terrace area.



## The Accommodation

### *The House*

## Ground Floor

The front door opens to the

### *Entrance Hall*

Stairs that rise to first floor landing. Wall-mounted radiator and grey Porcelanosa Chester Porcelain flooring. Doors open to the kitchen/dining/utility room, sitting room and

### *Downstairs Cloakroom*

Close-coupled WC, wall-hung basin with mixer tap over and tiled splashback, wall-mounted radiator and extractor fan.

### *Sitting Room* 18'5 x 10'10 (5.61m x 3.30m)

A dual-aspect room with sash windows to the front and side. Feature fireplace with wooden surround and pamment hearth housing a wood burning stove. Wall-mounted radiators.



### *Kitchen/Dining Room with Utility Area* 18'5 x 16'11 (5.61m x 5.16m)

Sash window to front, door to rear garden, and French doors and window to side. A spacious room with a matching range of fitted Woodgrain Shaker wall and base units with granite worktop incorporating a one and a half bowl single drainer sink unit with mixer tap over and granite upstands. Integrated dishwasher, washing machine and fridge freezer. Four-ring gas hob with electric double oven under and stainless steel extractor hood over and full-width splashback. Grey Porcelanosa Chester Porcelain flooring. The **utility area** has matching units and a granite worktop, with an integrated Siemens microwave and wine racks. Undercabinet lighting. Large understairs cupboard. Recessed lighting and wall-mounted radiators.





The stairs in the entrance hall rise to the

## **First Floor**

### *Landing*

Window to rear and wall-mounted radiator. Built-in **airing cupboard** with pressurised water cylinder and slatted shelving. Further built-in cupboard with hanging rail and shelf above. Doors lead to the bedrooms and family bathroom.

### *Principal Bedroom* 15'0 x 11'2 (4.57m x 3.40m)

A good-sized room with sash window to front and wall-mounted radiator. Built-in wardrobe into recess with hanging rail and shelf above. A door opens to the

### *En-Suite Shower Room*

Window to front. Built-in double shower tray with glass doors and tiled surround, with mains-fed shower over. Close-coupled WC, wall-hung basin with tiled splashback, ceramic tiled floor, recessed lighting, shaver point, wall-mounted radiator and extractor fan.



*Bedroom Two* 11'0 x 9'11 (3.35m x 3.02m)

A further double bedroom with sash window to front and wall-mounted radiator. Built-in wardrobe with hanging rail and shelf above.



*Bedroom Three* 11'2 x 7'0 (3.40m x 2.13m)

Currently used as a treatment room, with sash window to side and wall-mounted radiator.

*Family Bathroom*

Window to side with obscured glazing. Partially tiled walls and ceramic tiled flooring. Panelled bath with tiled surround and shelf above. Close-coupled WC and wall-hung basin with mixer tap over. Shelf and shaver point. Wall-mounted radiator.



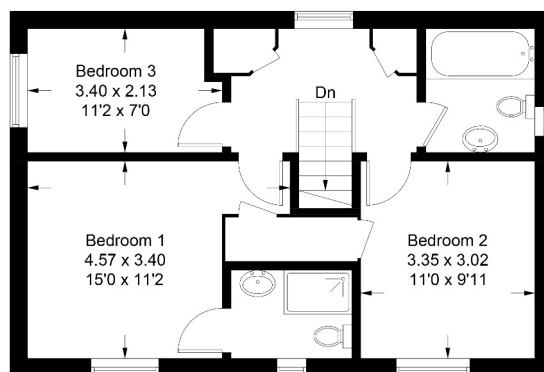
## Outside

To the rear of the property is a private gravelled driveway that provides off-road parking for two vehicles in front of a detached **single garage**. The garage has power and light connected, along with a 7'0 up-and-over door to the front. From here, gated access leads to the west-facing garden to the side of the house, where there is a paved terrace immediately abutting the property with an outside tap, external double socket and water softener. There is also an area of lawn with established shrub and flower borders. A pathway leads around the garden to the personnel door of the garage, before continuing to the detached **studio**. This is a purpose-built timber-clad home office with 40mm polyisocyanurate insulation. There are double-glazed French doors to the front, a large picture window to the side, a small high-level window to the rear, laminate flooring and recessed lighting.

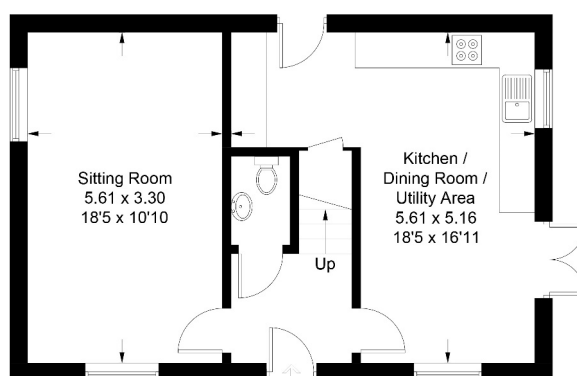


## 2 Briscoe Way, Framlingham

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



**First Floor**



**Ground Floor**

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**EPC Rating** B (full report available from the agent).

**Council Tax** Band D; £2,050.27 payable per annum 2023/2024.

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

**Management Charge** A management company has been set up to maintain the communal areas of the development. The vendor has informed us that this is currently charged at approximately £160 per annum and contributes towards the maintenance of the road and verges, along with keeping the ditch to the front clear.

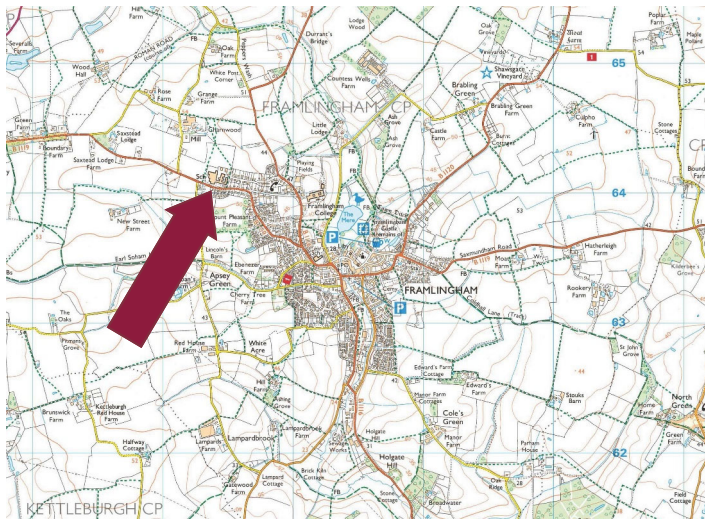
### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

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. Behind the property is a car park, which is temporarily for the use of the staff of Thomas Mills High School. This is available to the high school until 2026, when it will then be further developed as a self-build bungalow.

**February 2024**



## Directions

From the agent's office in Well Close Square, proceed along College Road, heading up the hill, and take the second turning on the left hand side onto Mount Pleasant. Continue along this road for just over half a mile and take the left hand turning opposite Thomas Mills High School onto Briscoe Way. The property can be found immediately on the right hand side.

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