

*A three-bedroom semi-detached house with off-road parking and garage, in a pleasant location abutting an area of open space on the Castle Brooks development in Framlingham.*

Guide Price  
£250,000 Freehold

Ref: P7228/C

36 Castle Brooks  
Framlingham  
Woodbridge  
Suffolk  
IP13 9SF



Hallway, sitting room, dining room and kitchen.  
Three first floor bedrooms and shower room.  
Off-road parking. Garage.  
Front and rear gardens.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

*And The London Office*  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

36 Castle Brooks forms part of the original Castle Brooks development which is located just a short distance from the centre of Framlingham. Number 36 benefits from being at the end of a vehicular no-through road, meaning that there is no passing traffic. Framlingham is perhaps best known for its magnificent castle, but it also benefits from a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There 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.

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 (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies 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, scheduled to take just over an hour.

## Description

36 Castle Brooks is a semi-detached house of brick and block construction under a tiled roof and built in the 1980s. It offers well laid out accommodation on the ground floor and first floor with a sitting room, dining room and kitchen, three bedrooms and a shower room.

Externally, there is off-road parking for one vehicle and space for further parking along with a garage. As well as a front garden there is a fully fenced rear garden which abuts an area of public open space.

## The Accommodation

### *The House*

### Ground Floor

A front porch flanked on one side by a store which houses the electricity and gas meters, leads to the front door. This opens to the

### *Hallway*

Stairs to the first floor and door through to the

### *Sitting Room* 14'5 x 10'10 (4.39m x 3.3m)

South facing UPVC double glazed window to the front of the property. Radiator. A large opening leads to the







*Dining Room* 10'2 x 8'3 (3.10m x 2.51m)

With glazed north facing door and window overlooking the rear garden. Radiator, large shelved understairs cupboard. A large opening leads to the



*Kitchen* 10'6 x 6' (3.2m x 1.83m)

Fitted with a modern range of high and low level units with roll edge work surface and tiled splashback. Integrated electric oven with four ring gas hob above and extractor fan. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and fridge freezer. Wall mounted gas fired boiler. North facing window overlooking the garden.

The stairs from the Hallway rise to the

## First Floor

### Landing

With hatch to roof space, west facing window, built-in **Airing Cupboard**, housing the hot water cylinder with slatted shelving, and doors leading off to the three bedrooms and shower room.

### Bedroom One 14'5 x 8'5 (4.39m x 2.57m)

A double bedroom with south facing windows to the front of the property. Radiator. Fitted wardrobes and built-in wardrobe with hanging rail and shelving.



### Shower Room

Refitted in recent years and comprising shower unit, WC and hand wash basin. Part tiled walls. Ladder style chrome towel radiator. Recessed spotlighting.





*Bedroom Two* 10'6 x 7' (3.2m x 2.13m)

North facing window overlooking the garden with pleasant views over an area of open space towards Framlingham College. Radiator.



*Bedroom Three* 7' x 7' (2.13m x 2.13m)

A single bedroom or study with north facing window overlooking the rear garden. Fitted shelves.





## Outside

The property has vehicular access from the road with parking for at least one and space for a further vehicle. This area is laid to lawn and contains a flower bed. Adjacent to this is a garage with up and over door. This measures 18' x 8'3 (5.49m x 2.51m). To the rear is a personnel door and window to the garden. Adjacent to the garage is a garden shed.

The rear garden can be accessed via a path to the side of the property (owned by number 36.) A high level gate provides access to a patio area. Abutting this is lawn with bed borders. The garden is enclosed by high level fencing and measures approximately 30' x 22'.

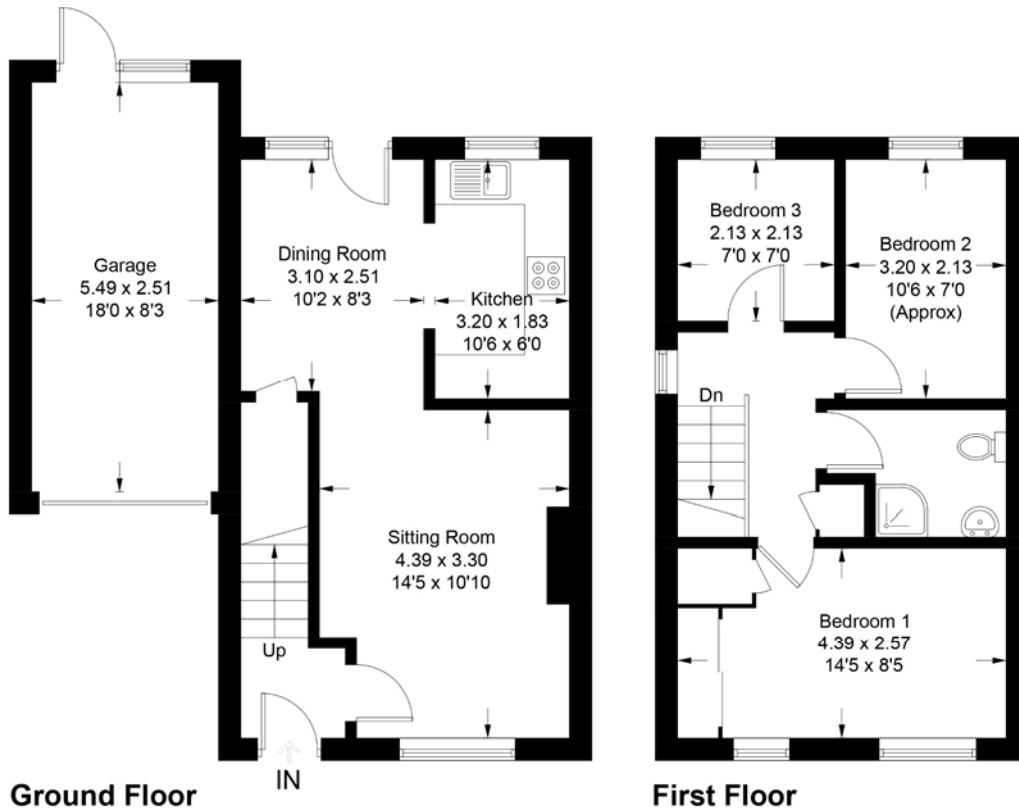


## 36 Castlebrooks, Framlingham

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

Garage = 13.9 sq m / 150 sq ft

Total = 82.3 sq m / 886 sq ft



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*Viewing* Strictly by appointment with the agent

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

*EPC Rating* C (full report available from agent).

*Council Tax* Band C; £1,822.46 payable per annum 2023/2024.

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

### 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.

November 2023





## Directions

From Clarke & Simpson's office proceed south along Station Road and almost opposite The Railway public house turn right into Brook Lane. Take the first left into Castlebrooks and proceed to the very end where number 36 will be found on the right hand side.

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