

A detached four bedroom house located on the ever popular Coucy Close, within walking distance of all that Framlingham has to offer.

Guide Price
£425,000 Freehold
Ref: P7321/C

25 Coucy Close
Framlingham
Suffolk
IP13 9AX



Hallway, cloakroom, sitting room, dining room, kitchen and utility room.

Bedroom one with en-suite shower room. Three further bedrooms and bathroom.

Garage and parking.

Front and rear gardens.

Contact Us



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Location

The property is situated on Coucy Close which is within walking distance of the centre of Framlingham. As well as the Mere and various footpaths, Framlingham offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham has featured as the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in locations such as 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). Framlingham is only 12 miles from the coast as the crow flies with 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 Station, scheduled to take just over the hour.

Description

25 Coucy Close is a detached and appealing house of brick and block construction with brick elevations under a tiled roof. It is understood to have been built in the late 1990s. Internally, it offers well laid out accommodation including a dual aspect sitting room with French doors opening out onto the garden, a dining room, kitchen and utility room. On the first floor is a principal bedroom with en-suite shower room, three further good sized bedrooms and a bathroom. Externally, there is off road parking for two vehicles plus a single garage. In addition to the front garden is an attractive and private rear garden.

The Accommodation

The House

Ground Floor

A partially glazed front door that opens to the hallway.

Hallway

Stairs rising to the first floor landing. Radiator. South facing window. Doors to the sitting room, dining room, kitchen and cloakroom.



Cloakroom

WC, hand wash basin and radiator. South facing UPVC window with obscured glazing.

Sitting Room 19'8 x 11'3 (5.99m x 3.43m)

A dual aspect room with south facing UPVC window to the front of the property and north facing French doors, flanked on both sides by windows opening to the rear gardens. Fireplace which is home to a Living Flame gas fire with timber surround.



Kitchen 12' x 9'6 (3.66m x 2.90m)

North facing UPVC window with views over the garden. Fitted with high and low level wall units with an integrated electric oven and four ring gas hob and extractor fan. Roll edge work surface with one and half bowl stainless steel sink with drainer, mixer taps above and drinking water tap. Cupboard housing the water softener. Space for a fridge freezer. Radiator. An open archway leads to the utility room.



Utility Room

Wall units with space and plumbing for a washing machine. Roll edge work surface with stainless steel sink, drainer and mixer taps above. Wall mounted recently installed gas fired boiler. Built-in understairs cupboard with shelving. Partially glazed door to the rear garden.

Dining Room 9'9 x 9'6 (2.97m x 2.90m)

South facing UPVC window to the front of the property. Radiator.



The staircase from the ground floor hallway leads up to the first floor landing.

First Floor

Landing

Radiator. Loft hatch with pull down ladder. Airing cupboard with hot water cylinder and slatted shelving. Doors lead off to the four bedrooms and bathroom.

Bedroom One 11'10 x 11'6 (3.61m x 3.51m)

A double bedroom with north facing UPVC window overlooking the rear garden and with views over Sir Robert Hitcham Primary School playing fields. Radiator. Door to the en-suite.



En-Suite Shower Room

Comprising shower, WC and hand wash basin with cupboard below. Towel radiator. North facing UPVC window with obscured glazing.

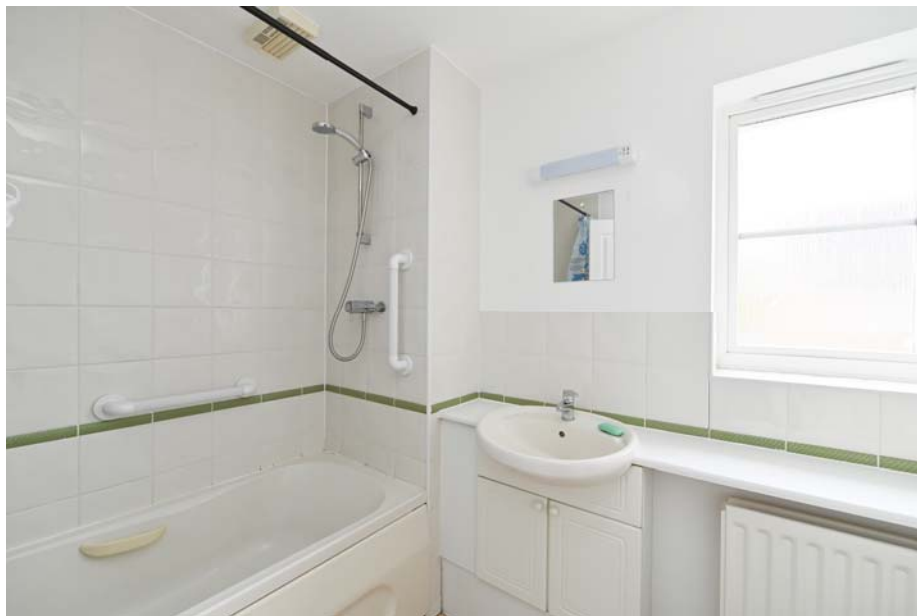
Bedroom Two 10'6 x 8' (3.20m x 2.44m)

South facing UPVC window to the front of the property. Radiator.



Bathroom

Comprising bath with shower above, WC and hand wash basin with cupboard below. Radiator. South facing UPVC window with obscured glazing. Strip light with shaver point.



Bedroom Three 10' x 8' (3.05m x 2.44m)

South facing UPVC window to the front of the property. Radiator.

Bedroom Four 11'4 x 9'2 (3.45m x 2.79m)

Double bedroom with north facing UPVC window overlooking the rear garden and the playing field.



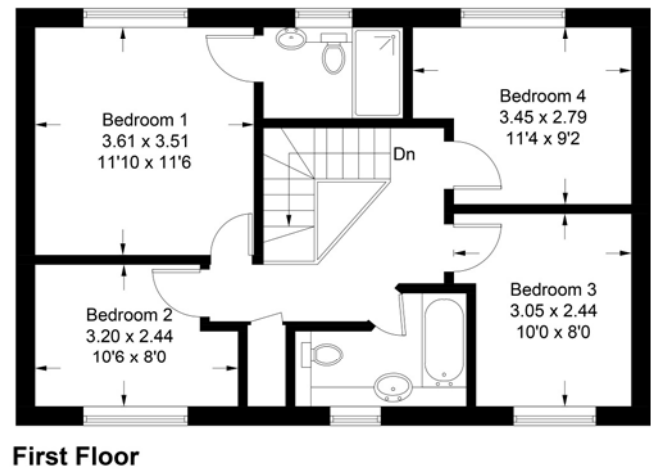
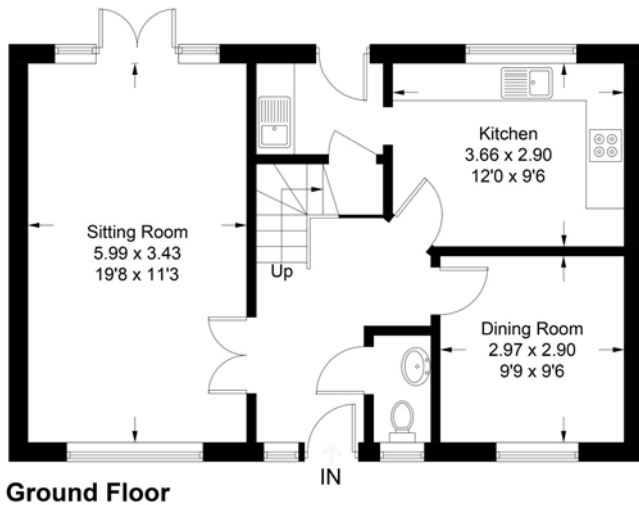
Outside

Coucy Close is approached off New Road whereupon it leads onto a private road serving four houses including number 25. The four houses are equally responsible for the maintenance of the drive albeit this is tarmac and it is understood that no maintenance has needed to be undertaken as yet. Off this is tandem parking for at least two vehicles that leads to an attached single garage of brick construction under a tiled roof. This has an up and over garage door to the front. Power and light is connected. Adjacent to the garage is a gate leading to the enclosed rear garden. This measures approximately 35' x 35' (10.6m x 10.6m) and is predominantly laid to lawn but has flower bed borders and a patio abutting the house itself. Within the garden is a summerhouse and shed.



25 Coucy Close, Framlingham

Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft



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Viewing Strictly by appointment with the agent.

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

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 = C (70) (copy available from the agents via email)

Council Tax Band E; £2,623.45 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

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.

April 2024



Directions

From Clarke and Simpson's office in Well Close Square, proceed along New Road between Lark Interiors and 221B. Coucy Close will be found a short way along on the left hand side. Proceed up the close and then bear to the right and then turn left onto the no through road where number 25 will be found on the right hand side.

What3Words location: ///stuck.impulse.lurching



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