

A three-bedroom end-terraced family home located on the popular Castle Brooks development, just a short walk from the amenities of the market town of Framlingham.

Guide Price
£275,000 Freehold
Ref: P7303/B

94 Castle Brooks
Framlingham
Woodbridge
Suffolk
IP13 9SS



Entrance hall, downstairs cloakroom, sitting room and kitchen/dining room.

Principal bedroom with en-suite shower room.

Two further bedrooms and family bathroom.

Single detached garage and driveway.

Enclosed garden to rear.

Contact Us



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

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

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

94 Castle Brooks forms part of the original Castle Brooks development and is located just a short distance from the centre of Framlingham. The town 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. 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 (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

94 Castle Brooks is a modern, three-bedroom, end-terraced house with part rendered and part brick elevations under a pitched tiled roof. The property has well laid out accommodation over two storeys comprising entrance hall, sitting room, kitchen/dining room, downstairs cloakroom, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside, a driveway provides off-road parking for two vehicles in front of a single detached garage. There is also an enclosed lawned garden to the rear. The bedrooms at the back of the property benefit from views over the rooftops towards the church and castle. The property has gas-fired central heating and double-glazing throughout.

The Accommodation

The House

Ground Floor

A door to the side of the property opens to the

Entrance Hall

Engineered wood flooring and wall-mounted radiator. Stairs rise to first floor landing with understairs cupboard. A door opens to the

Downstairs Cloakroom

Window to front with obscured window. Close-coupled WC and pedestal hand wash basin with tiled splashback. Wall-mounted radiator.

Sitting Room 14'5 x 12'0 (4.39m x 3.66m)

A dual-aspect room with windows to front and side. Wall-mounted radiator.



Kitchen/Dining Room 14'4 x 8'7 (4.37m x 2.62m)

Window to rear and French doors to garden. A matching range of fitted wall and base units with worktop incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashback. Four-ring gas hob, electric oven under and extractor filter above. Space and plumbing for washing machine. Space for appliances. Wall-mounted radiator and recessed lighting.





The stairs in the entrance hall rise to the

First Floor

Landing

Airing cupboard housing the pressurised water cylinder and slatted shelving. A door opens to

Bedroom One 12'2 x 11'2 (3.71m x 3.40m)

Window to front and wall-mounted radiator. Built-in triple wardrobes with hanging rail and shelf above. A door opens to the



En-Suite Shower Room

Window to side with obscured glazing. Close-coupled WC, pedestal hand wash basin, and built-in shower cubicle in tiled surround with mains-fed shower and concertina door. Recessed lighting and wall-mounted radiator.

Bedroom Two 8'5 x 8'0 (2.57m x 2.44m)

A single bedroom with window to rear and wall-mounted radiator. Built-in wardrobe with hanging rail and shelf above. Access to loft.

Bedroom Three 8'8 x 6'4 (2.64m x 1.93m)

A further single bedroom with window to rear and wall-mounted radiator.



Family Bathroom

Window with obscured glazing. Partially tiled and comprising close-coupled WC, hand wash basin with taps above, bath with mixer tap over and shower attachment.



Outside

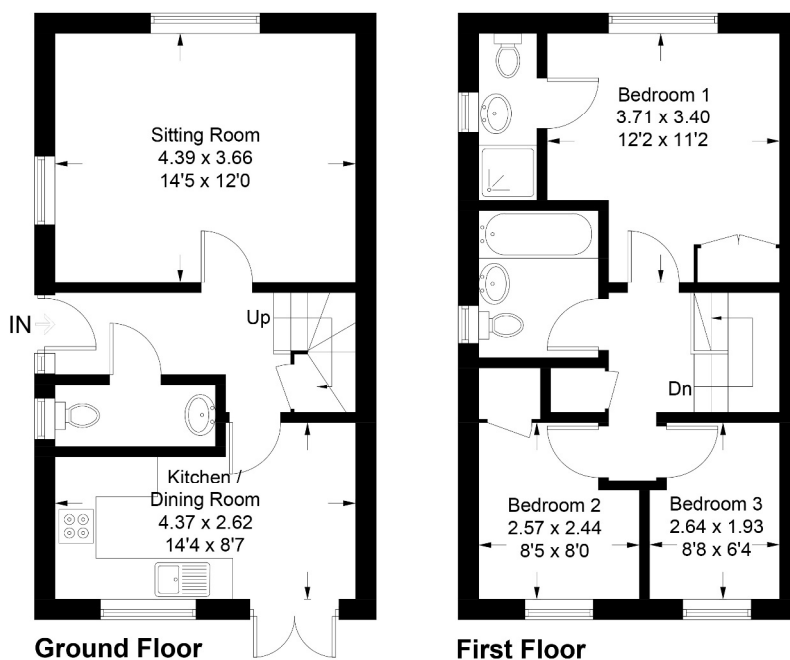
The property is approached from the highway over a drive that provides off-road parking for two vehicles in front of a **single detached garage**. The garage has power and light connected, as well as a 7' up-and-over door to the front, a window to the rear and a personnel door to the garden. It houses the wall-mounted gas-fired Potterton boiler.

There is an open plan garden to the front of the property. To the rear is a garden with close boarded fencing and an outside tap. The area is mainly laid to lawn with a paved terrace abutting the back of the house.



94 Castlebrooks, Framlingham

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas.

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 (full report available from the agent).

Council Tax Band C; £1,907.96 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.

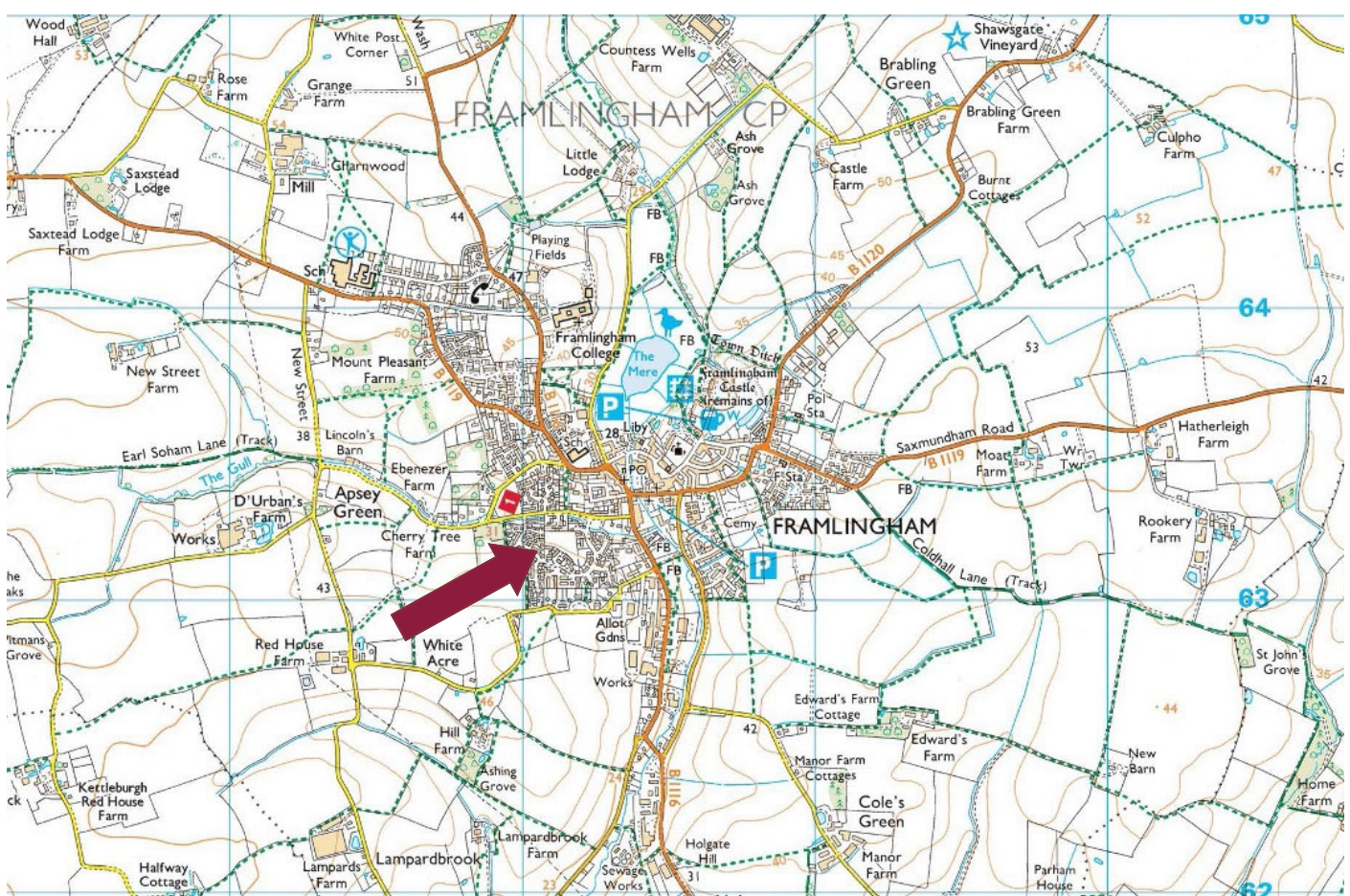
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

March 2024

Directions

From the agent's office in Well Close Square, proceed along Station Road towards Woodbridge. Take the turning on the right onto Brook Lane, opposite The Railway Inn. Take the third turning on the left onto Castle Brooks. Continue along the road, round the left hand corner, and the property can be found a short way along on the left hand side.

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