

A well presented and highly specified four double bedroom family house forming part of the popular Castle Keep development, just a short walking distance from the centre of Framlingham.

Guide Price
£499,950 Freehold
Ref: P7408/J

11 Ashwell Avenue
Framlingham
Woodbridge
Suffolk
IP13 9FX



Entrance hall, 15' x 14' sitting room, 22' kitchen/dining room, study and cloakroom.

20' principal bedroom with en-suite shower room, three further double bedrooms and family bathroom.

Generous block paved driveway and single garage.

Landscaped rear garden.

NO FORWARD CHAIN.

Contact Us



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Location

11 Ashwell Avenue is located on the popular Castle Keep development, just a short distance from the centre of the popular market town of Framlingham. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are well regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

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 leisure facilities such as golf in the nearby locations of 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

The property forms part of the popular Castle Keep development by Taylor Wimpey and just a short walking distance to the south of the centre of the historic market town of Framlingham.

The property, which we understand was completed in 2021, presents extremely well throughout and includes a considerable number of additional/alternative fixtures and fittings that are over and above the standard specification. These include granite worksurfaces in the kitchen, branded appliances, fully tiled family bathroom and branded sanitaryware.

The accommodation comprises a spacious entrance hall with stairs to the first floor and with access to all the reception rooms. Both the sitting room and the 22' kitchen/dining room have French doors opening to the rear patio. The ground floor also benefits from a good sized study and a cloakroom. On the first floor there is a 20' principal bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. Outside the property enjoys a generous block paved driveway, that is sufficiently large enough for the parking of two to three vehicles, together with a single garage. The rear garden has also been landscaped, laid to paving and AstroTurf for ease of maintenance.

Being a newly built property, 11 Ashwell Avenue will also be sold with the remainder of a ten-year NHBC warranty.











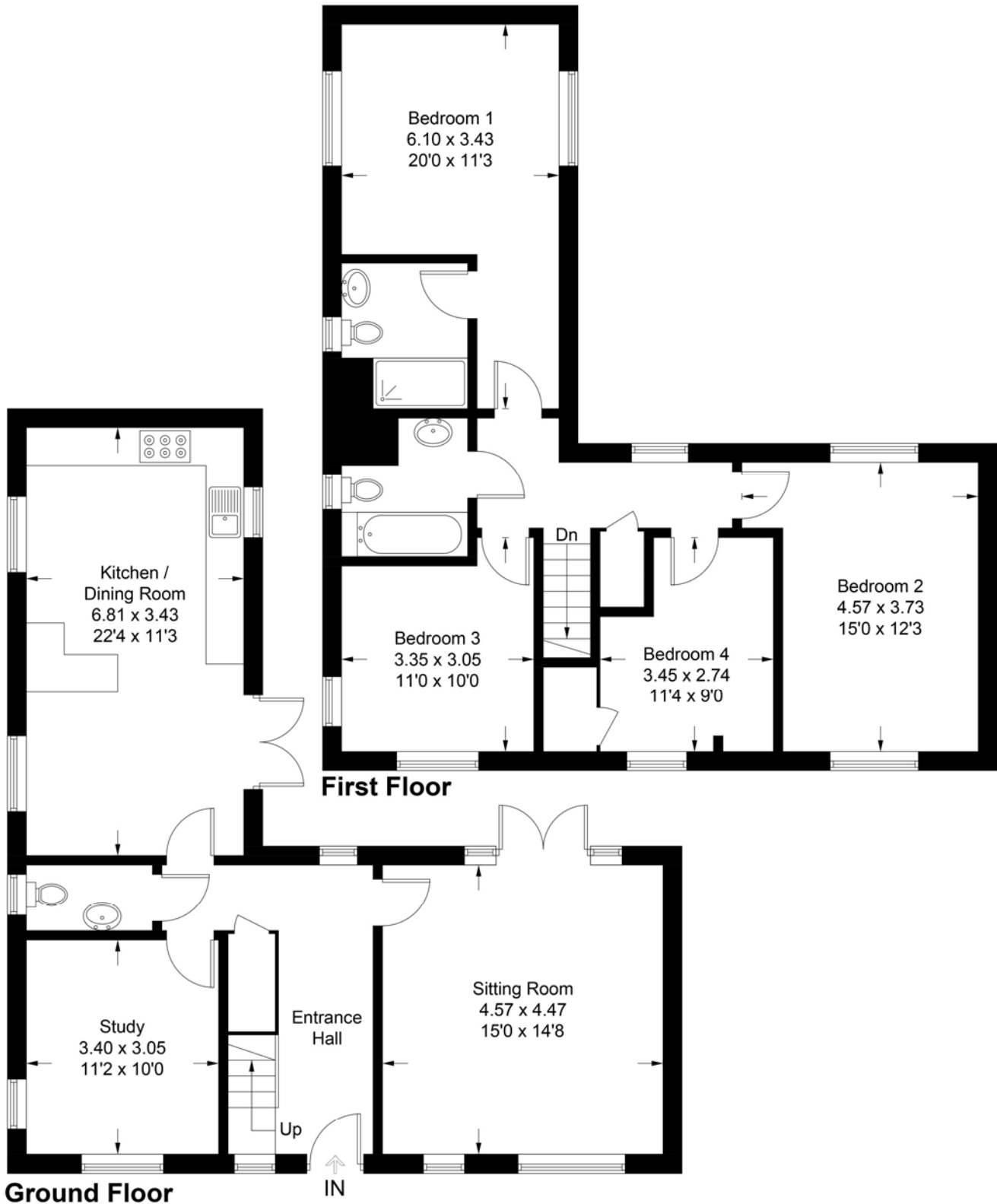






11 Ashwell Avenue, Framlingham

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft





Viewing Strictly by appointment with the agent.

Services Mains water, gas, electricity and drainage connected. Gas fired boiler serving the central heating and hot water systems.

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>

Annual Maintenance Charge There is an annual charge payable towards the cost of the upkeep of the communal areas which is currently £186.87 per annum.

EPC Rating B (full report available from agent).

Council Tax Band E; £2,505.89 payable per annum 2023/2024.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

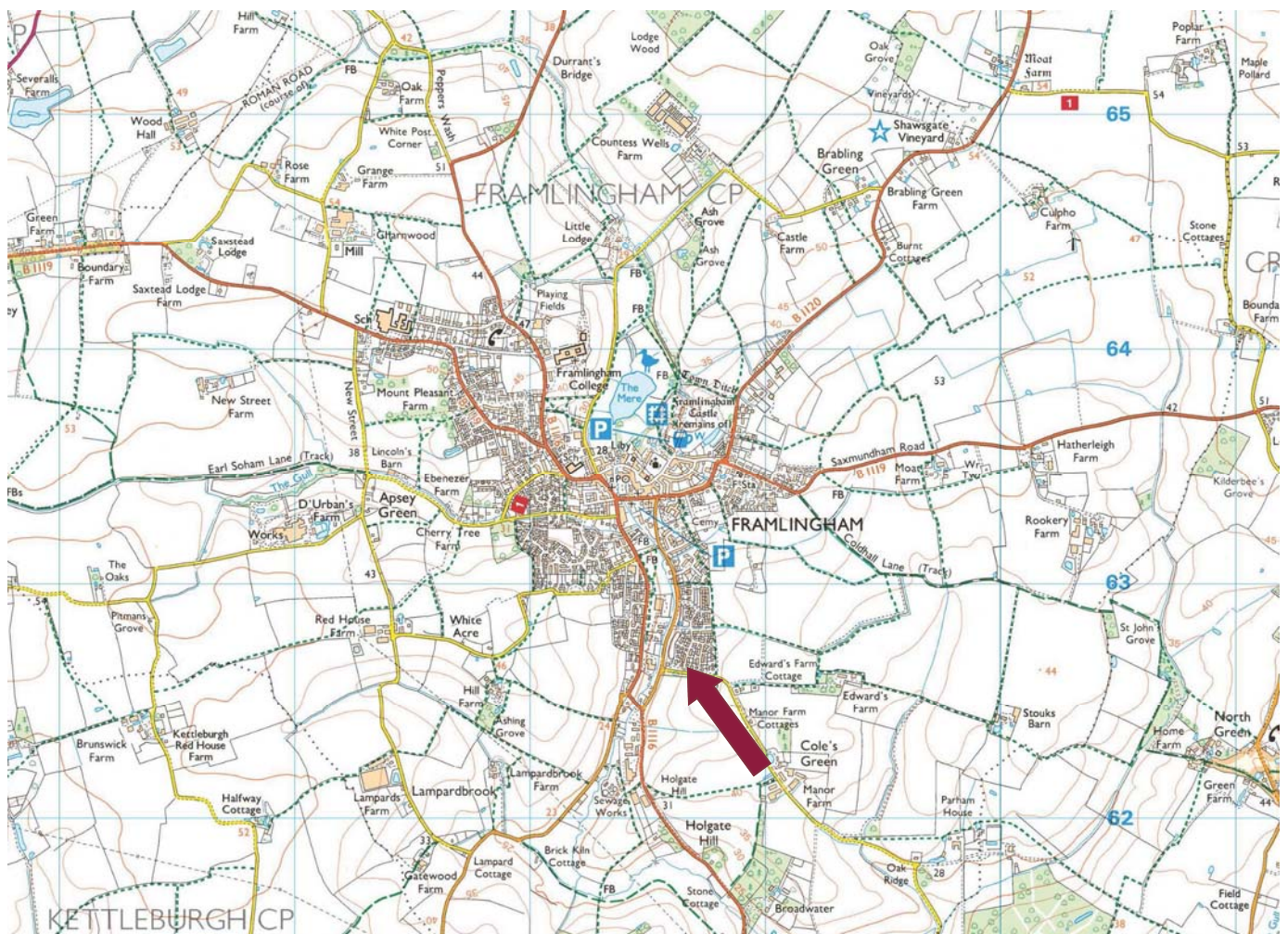
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

August 2024

Directions

Entering Framlingham from the south on the Woodbridge road (B1116), at the sharp left hand bend, turn right onto Fairfield Road and take the second right hand turning into Coopers Close. Take the first right into Baines Way and follow this road round to the left, taking the second turning on the right into Ashwell Avenue where the property will be found at the end of the road on the left hand side.

For those using the What3Words app: [///consumed.yummy.ditched](https://www.what3words.com/#!/consumed.yummy.ditched)



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