

A modern three bedroom end of terrace house on the popular Castle Keep development, within walking distance of the amenities of the market town of Framlingham.

Guide Price
£330,000 Freehold
Ref: P7444/B

23 Baines Way
Framlingham
Suffolk
IP13 9FT



Entrance hall, kitchen/dining room, cloakroom and sitting room.
Two first floor bedrooms and family bathroom.
Second floor principal bedroom with en-suite shower room.
Enclosed rear garden.
Private driveway to side with off-road parking for two.
Electrical vehicle charging point.

Contact Us



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Location

The property is located within walking distance of all that Framlingham has to offer, including its medieval castle. This popular and historic town offers a variety of shops, businesses and cafes, including a Co-operative supermarket. The town also boasts a wide range of pubs and restaurants, as well as a doctors surgery, veterinary practice, pharmacy, library and Barclays bank. There are also excellent schools in both the state and private sectors.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities, as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The county town of Ipswich, about 20 miles, benefits from railway links to London's Liverpool Street station which take just over the hour.

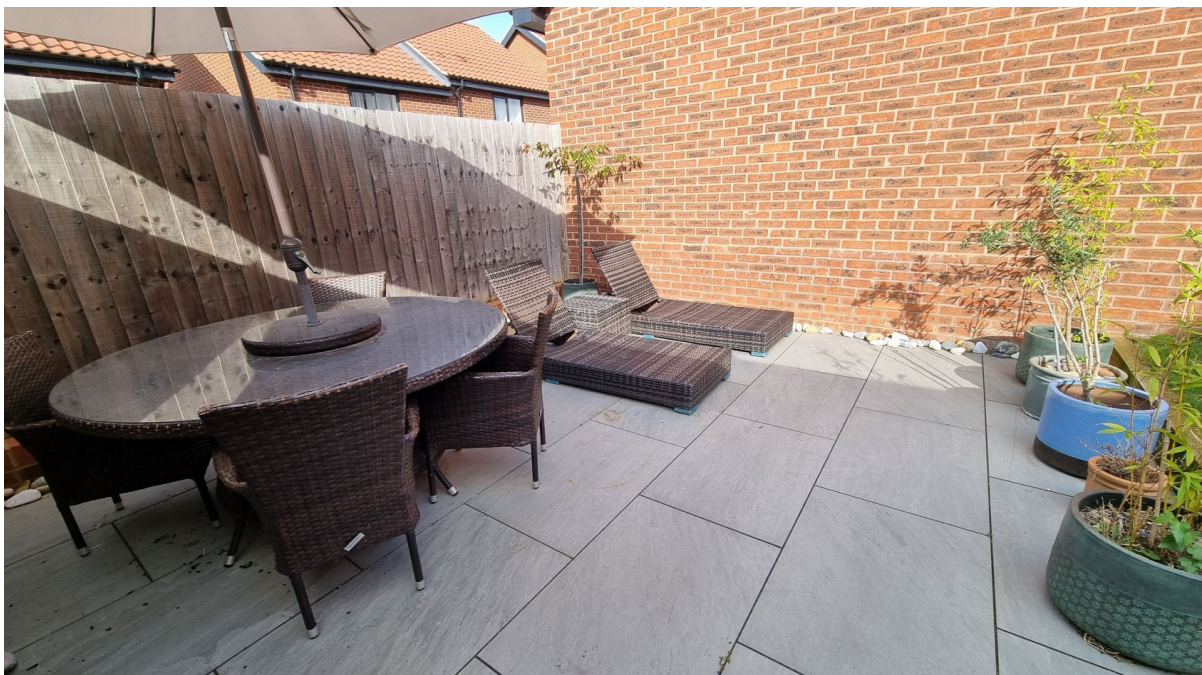
Description

23 Baines Way is a three bedroom, modern, end of terrace town house that was built in December 2020. It is being sold with the remainder of its 10 year NHBC warranty. The property has rendered elevations under a pitched tiled roof with an enclosed garden to the rear and a private driveway to the side. The property is exceptionally well presented throughout and offers well laid out accommodation over three floors.

Entering the property from the front door into the entrance hall, there are doors off to the kitchen/dining room. This is a well appointed room with a matching range of fitted wall and base units, integrated appliances including dishwasher, high level double oven, four ring gas hob with extractor hood over and fridge freezer. There is space and plumbing for a washing machine. The large sitting room has French style doors out to the rear garden, which lead onto the terrace. Also on the ground floor is a down stairs cloakroom with WC and handwash basin.

From the entrance hall, stairs rise to the first floor landing, with understairs storage cupboard and storage area. From the landing there is a door off to bedroom two, a large double bedroom, a range of fitted wall to wall built-in wardrobes with hanging rails, shelving and a mirror fronted sliding doors and window to the rear. Bedroom three is a good sized single bedroom with views to the front. There is also a study area from where stairs lead to the principal bedroom on the second floor. This is a large double bedroom with vaulted ceilings, skylight to rear and a range of fitted wall to wall units with hanging rails, shelving and sliding mirror fronted doors. There is also a door off to the en-suite shower room with built-in shower cubicle and electric shower over, wash hand basin and WC. The property benefits from UPVC double-glazing throughout and gas fired central heating.

Outside, the property is approached from the front by a pathway leading to the front door and a private driveway to the side which provides off-road parking for two vehicles. There is an electric vehicle charging point. There is gated access at the side to the rear. The rear garden is larger than most on the development and has landscaped terraces behind the property and in the far corner of the garden, providing a secluded and private sitting area. There is a timber shed and storage area. All is enclosed by panel fencing. There are outside lights and a useful water tap.



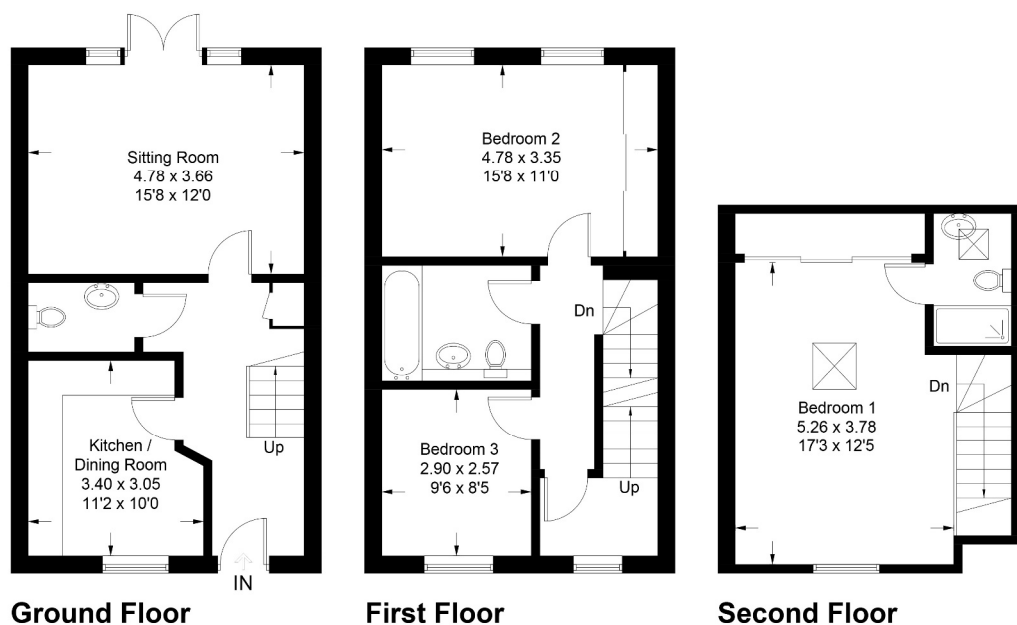








23 Baines Way, Framlingham
Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

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

Service Charge Maintenance charge for the development of £186.87 per annum.

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 = B

Council Tax Band C; £1907.96 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.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2024



Directions

From Clarke and Simpson's office in Well Close Square, head along Station Road and then turn left onto Fore Street. Proceed up the hill and turn right onto Fairfield Road. Proceed along Fairfield Road, turning left onto Coopers Close and taking the first right hand turn into Baines Way. Continue along Baines Way where the property can be found towards the very end on the left hand side.

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