

A modern, three-bedroom semi-detached house in immaculate order, located on the popular Castle Keep development, a short distance from the amenities of the town.

Guide Price
£295,000 Freehold
Ref: P7053/B

3 Coopers Close
Framlingham
Woodbridge
Suffolk
IP13 9FR



Entrance hall, sitting room, kitchen/dining room and cloakroom.
Principal bedroom with en-suite shower room.
Two further bedrooms and a family bathroom.
Enclosed garden to rear.
Carport and allocated parking space.

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

3 Coopers Close 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, Barclays Bank 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. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. In 2017, Framlingham was included within the top four places in the country to live by the Sunday Times.

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 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 the hour.

Description

3 Coopers Close is a modern semi-detached house that was completed in 2019 and is being sold with the remainder of a ten-year NHBC warranty. The accommodation is well laid out over two storeys and is presented in immaculate condition. It comprises entrance hall, sitting room, kitchen/dining room, downstairs cloakroom, principal bedroom with en-suite shower room, a further double bedroom, a single bedroom (currently used as a dressing room) and family bathroom. The property benefits from gas-fired central heating and double-glazing throughout. There is an enclosed terraced garden to the rear with gated access to the carport and allocated parking space. The property would make an ideal first-time purchase, investment or family home.

The Accommodation

The House

Ground Floor

The front doors opens to the

Entrance Hall

With wall-mounted radiator and stairs that rise to the first floor landing. A door opens to the

Sitting Room 13'9 x 12'8 (4.19m x 3.86m)

Window to front and wall-mounted radiator. A door opens to the



Kitchen/Dining Room 15'5 x 9'5 (4.70m x 2.87m)

Window to rear and French doors leading out to the garden. A matching range of streamlined fitted wall and base units with one and a half-bowl stainless steel single-drainer sink units with mixer tap over and tiled splashback. Integrated dishwasher, washing machine, fridge and freezer. Four-ring gas hob with glass and stainless steel extractor hood over and Perspex splashback. High-level oven and grill. Concealed kickboard lighting and wall-mounted radiator. Large built-in understairs cupboard.





Downstairs Cloakroom

With close-coupled WC, pedestal hand wash basin with tiled splashback, wall-mounted radiator and extractor fan.

The stairs in the entrance hall rise to the

First Floor

Landing

Access to loft and wall-mounted radiator. Doors lead off to the bedrooms and bathroom.

Master Bedroom 9'5 x 9'3 (2.87m x 2.82m) plus recess

Window to front, wall-mounted radiator and built-in cupboard. A door opens to the

En-Suite Shower Room

Window to front with obscured glazing. Built-in corner shower cubicle with tiled surround and glass concertina door, close-coupled WC and pedestal hand wash basin with mixer tap over and tiled splashback. Wall-mounted radiator and extractor fan.



Bedroom Two 10'8 x 8'6 (3.25m x 2.59m)

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



Bedroom Three 11'6 x 6'6 (3.51m x 1.98m) to rear of wardrobes

Currently used as a dressing room with window to rear, wall-mounted radiator and built-in triple wardrobe with shelving and hanging rails providing ample storage space.

Family Bathroom

Comprising panelled bath with mains-fed shower over and glass screen to side with tiled surround, pedestal hand wash basin with tiled splashback and mixer tap over, close-coupled WC, wall-mounted radiator and extractor fan.



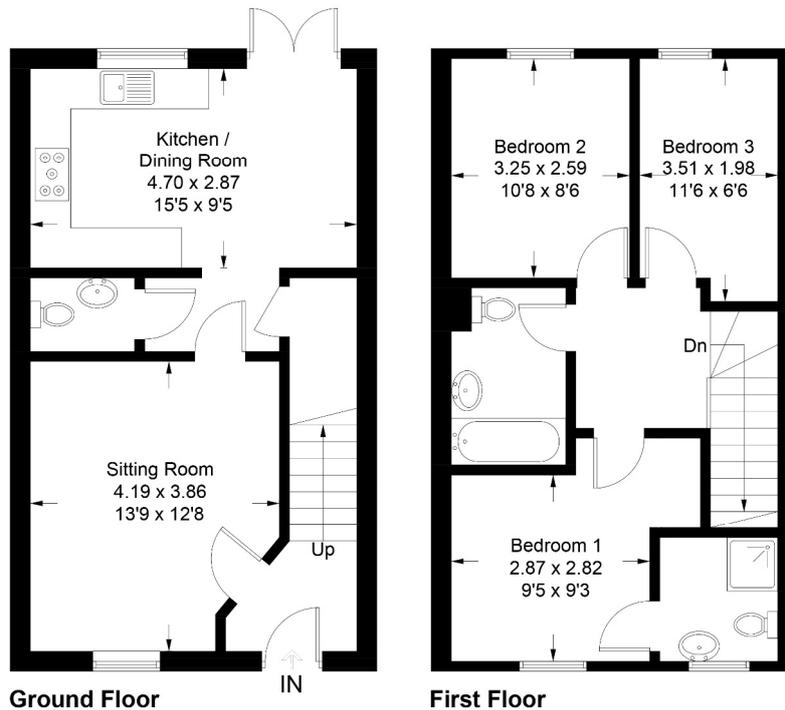
Outside

The property is approached from the highway via a path that leads to the front door. There is also a walkway to the side of the property giving access to the rear parking area and carport.

The terraced garden to the rear is enclosed by panelled fencing and a redbrick wall. There is an outside tap and a paved seating area with steps leading up to an area of artificial grass, and then further steps leading to another seating area. A gate to the rear provides access to the parking area.



3 Coopers Close, Framlingham



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. Please adhere to current Covid guidelines.

Services Mains water, drainage, electricity and gas.

EPC Rating B (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

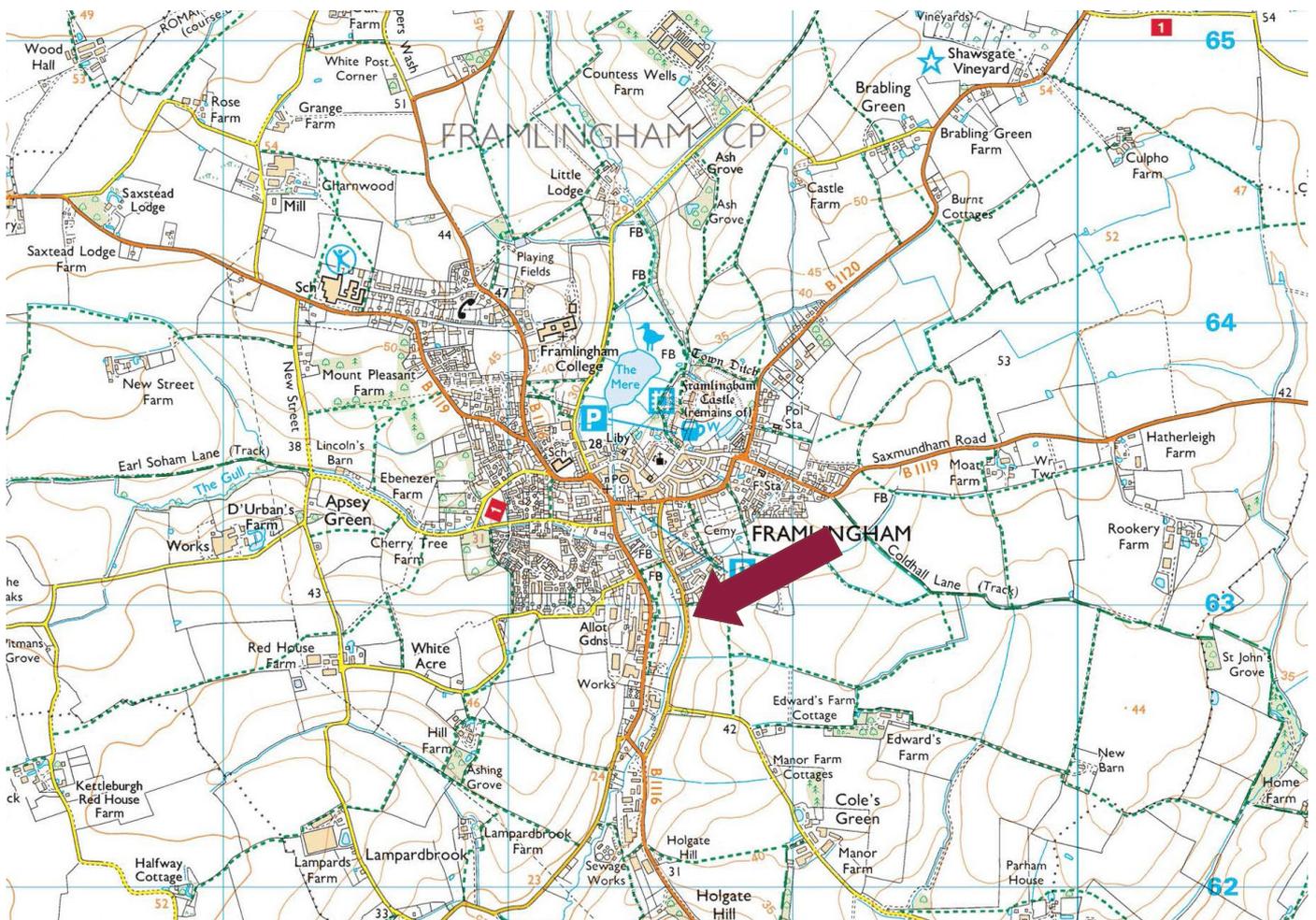
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
3. There is an annual service charge payable by the owners, and any future owners, of 3 Coopers Close towards the maintenance of the development. This is currently £198 per annum.
4. The photographs included within these particulars were taken during March 2023.

January 2024

Directions

Entering Framlingham from the south on the B1116, at the sharp left hand bend turn right onto Fairfield Road. Pass the turning on the right to Coopers Close and Number 3 can be found, slightly elevated from the road behind wrought iron railings, on the right hand side, facing Fairfield Road.

For those using the What3Words app: [///behalf.eventful.chains](https://www.what3words.com/#!/behalf.eventful.chains)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.