

*A three-bedroom, modern detached family home located on the Castle Brooks development, within easy walking distance of the amenities of the popular market town of Framlingham*

Guide Price  
£355,000 Freehold  
Ref: P6851/B

2 Lambert Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9TE



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

Master bedroom with en-suite shower room.

Two further bedrooms and a family bathroom.

Converted garage providing home office and storage area.

Open plan garden to front and enclosed garden to rear.

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## Location

2 Lambert Close is located on the popular Castle Brooks development, within walking distance of the centre of Framlingham. This historic town is best known for its fine medieval castle and offers a wide variety of shops, businesses and cafes, which includes 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

2 Lambert Close is a modern, three-bedroom, detached family home with brick and rendered elevations under a tiled roof. It has well laid out accommodation over two storeys comprising entrance hall, kitchen, large L-shaped sitting room with gas fireplace, downstairs cloakroom, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property benefits from ultrafast fibre broadband, which is suitable for home or business use.

There is an open plan garden to the front and an enclosed garden to the rear with a paved terrace. The garage has been converted and divided to provide a home office and storage area. A driveway provides off-road parking for one vehicle. 2 Lambert Close would make a perfect family home or investment property, with a suggested rental income of £1,100 pcm.

## The Accommodation

### *The House*

### Ground Floor

A partially glazed front door with window to side opens to the

#### *Entrance Hall*

Stairs that rise to first floor landing, wall-mounted radiator, ceramic tiled flooring and recessed lighting. Built-in cupboard with gas-fired Baxi 800 combination boiler (installed on 23/11/22).

#### *Cloakroom*

Window to front with obscured glazing. Hand wash basin with mixer tap over and tiled splashback with built-in cupboard under. Hidden cistern WC, wall-mounted radiator, ceramic tiled flooring and recessed lighting.

#### *Sitting/Dining Room* 27'3 x 17'0 (8.31m x 5.18m)

An L-shaped triple-aspect room with window to front, windows to side and sliding doors to garden. Wall-mounted radiators. Gas-fired living flame fire with stone surround and wooden mantel over. Built-in cupboard understairs.



From the entrance hall, a door leads through to the

***Kitchen*** 11'8 x 7'8 (3.56m x 2.34m)

Window to front and glazed door to rear. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer sink unit with mixer tap over and tiled splashback. Four-ring gas hob with electric oven and grill under and extractor hood over. Space and plumbing for dishwasher, washing machine and fridge freezer. Ceramic tiled flooring, recessed lighting and access to loft.



Stairs in the entrance hall rise to the

**First Floor**

***Landing***

Window to front, wall-mounted radiator and recessed lighting. Built-in airing cupboard with pressurised water cylinder and slatted shelving. Doors open to the bedrooms and bathroom.

***Bedroom One*** 11'4 x 10'11 (3.45m x 3.33m)

Window to rear, wall-mounted radiator and built-in double wardrobe with hanging rail and shelving. A door opens to the



### *En-Suite Shower Room*

Window to side with obscured glazing. Comprising built-in double shower tray with sliding doors and mains-fed shower in tiled surround, close coupled WC, pedestal hand wash basin with half tiled surround, ceramic tiled flooring, wall-mounted radiator, recessed lighting and extractor fan.

### *Bedroom Two* 11'0 x 9'8 (3.35m x 2.95m)

A double bedroom with window to side. Built-in double wardrobe with hanging rail and shelving. Access to loft.



### *Bedroom Three* 8'0 x 7'0 (2.44m x 2.13m)

Window to side and wall-mounted radiator.

### *Family Bathroom*

Window to front with obscured glazing. Comprising panelled bath with taps over in tiled surround with shelf above, close coupled WC and pedestal hand wash basin with shaver point and light above. Recessed lighting, extractor fan and ceramic tiled flooring.



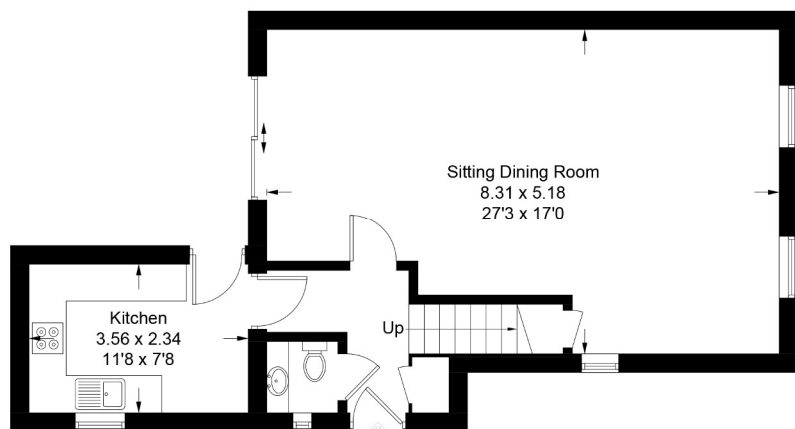
## Outside

Immediately behind the property is a paved terrace that provides a private seating area within a walled garden. The garden is mainly laid to lawn with steps that rise to the personnel door of the garage. This opens into an office, which has a window to the front and electric panelled heater. A door from here leads to the remainder of the garage, which provides ample storage for bikes and garden equipment. Power and lighting are connected, and there is a 7' up-and-over door to the front. To the side of the property is gated access and a bin storage area. Outside lighting and tap.

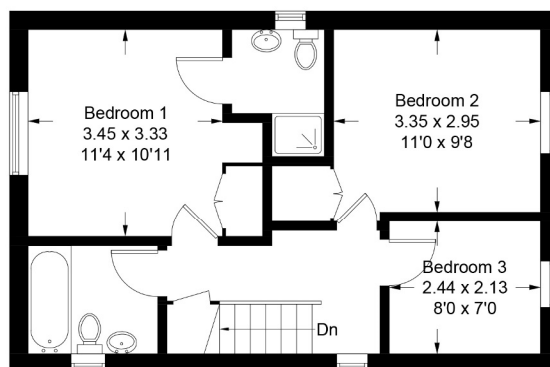


## 2 Lambert Close, Framlingham

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

**Services** Mains water, electricity, gas and drainage connected.

**Council Tax** Band D; £2,050.27 payable per annum 2023/2024.

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

**EPC Rating** D (full report available from the agent).

### 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, 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.

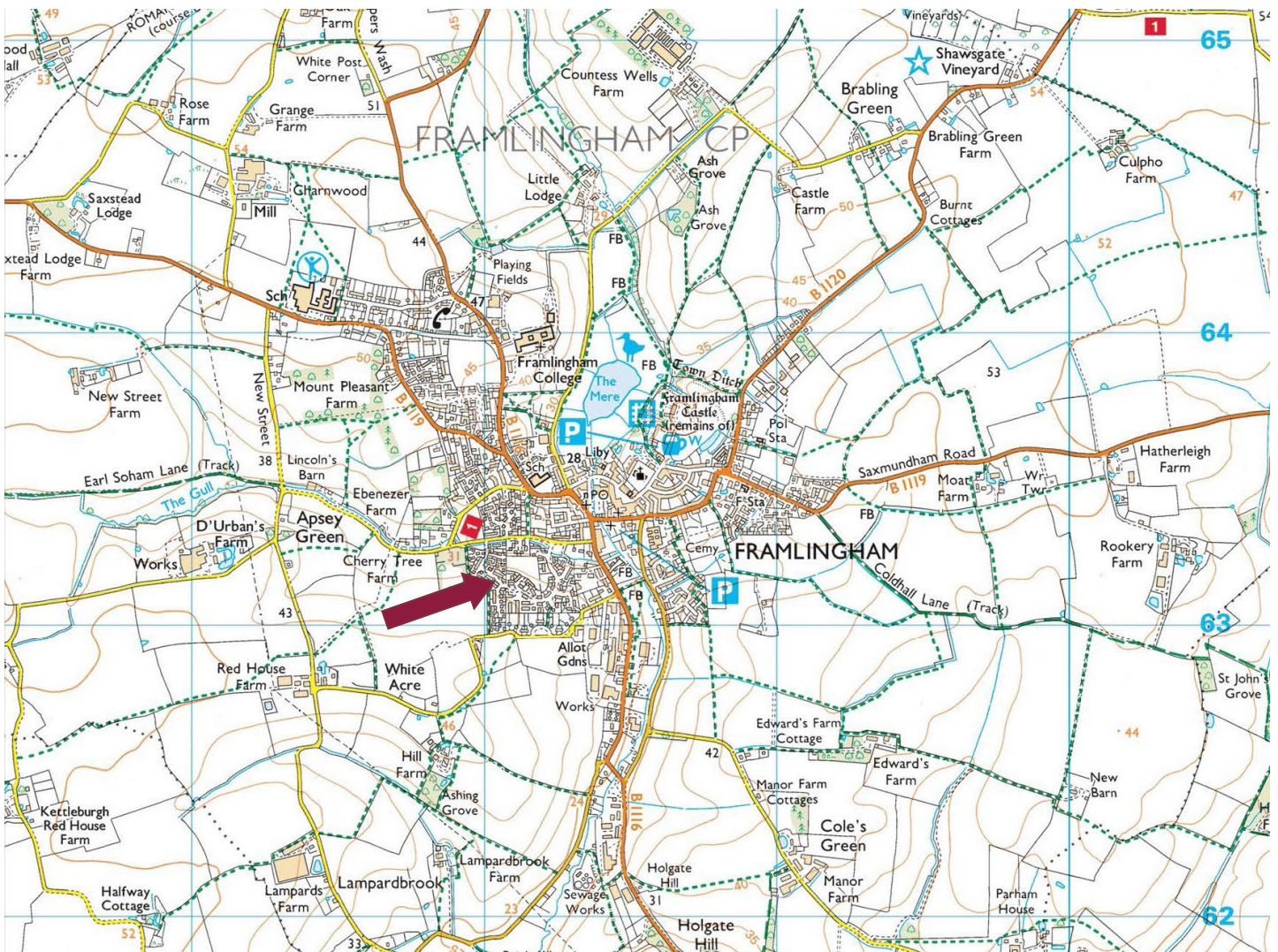
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

January 2024

## Directions

From the agent's office in Well Close Square, proceed in a southerly direction along Station Road. Turn right opposite The Railway Inn onto Brook Lane and continue along Brook Lane, taking the third turning on the left onto Castle Brooks. Proceed up the hill and take the right hand turning into Lambert Close. Number 2 is situated immediately on the right hand side.

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