

*An impressive three storey townhouse located on the popular Bibbys Way development, within walking distance of the centre of Framlingham.*

Guide Price  
£425,000 Freehold  
Ref: P7350/C

70 Bibbys Way  
Framlingham  
Suffolk  
IP13 9FD



Ground floor - hallway, snug/bedroom four, shower room and games/playroom.

First floor - kitchen/dining room and sitting room.

Three second floor bedrooms, en-suite shower room and family bathroom.

Off-road parking. West facing rear garden.

Contact Us



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## **Location**

The property is located on Bibbys Way, in the southern part of the market town of Framlingham. The thriving town of 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. Off the 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 prep school at 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. More latterly, 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 the nearby locations such as Cretingham (6 miles), 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**

70 Bibbys Way forms part of an attractive crescent of town houses built by the well known and respected builders, Hopkins Homes in 2018. It offers spacious accommodation over three floors and takes advantage of views over the rear garden and open fields.

A front door provides access to the ground floor hallway/boot room where stairs lead to the first floor landing and another door leads to the back garden. There is access to a ground floor snug or fourth bedroom, shower room and also the former garage which is now in use as a games/playroom. This could very easily be turned back into a garage if desired. On the first floor there is a light and well equipped open plan kitchen/dining room which enjoys views over the rear garden and fields beyond. The kitchen area is fitted with an integrated dishwasher, washing machine, fridge/freezer and double electric oven with gas hob above. From here, double doors open to the sitting room which has sash windows overlooking an open area and the street scene. From the landing stairs lead up to the second floor where there is an airing cupboard and store and doors lead off to the three bedrooms. The principal bedroom has built-in wardrobes and en-suite shower; the second bedroom, a good sized double, has built-in wardrobes and the third bedroom is a large single or smaller double. In addition is a family bathroom.

## **The Outside**

To the front of the house is off-road parking for two vehicles that leads to the now blocked up-and-over garage door. The rear garden can be accessed through the house itself or via a path to the side. Immediately abutting the rear of the house is a patio area beyond which is grass and beds. In addition is a garden shed and bin store. The garden is fully enclosed by fencing and measures approximately 35' x 22'.



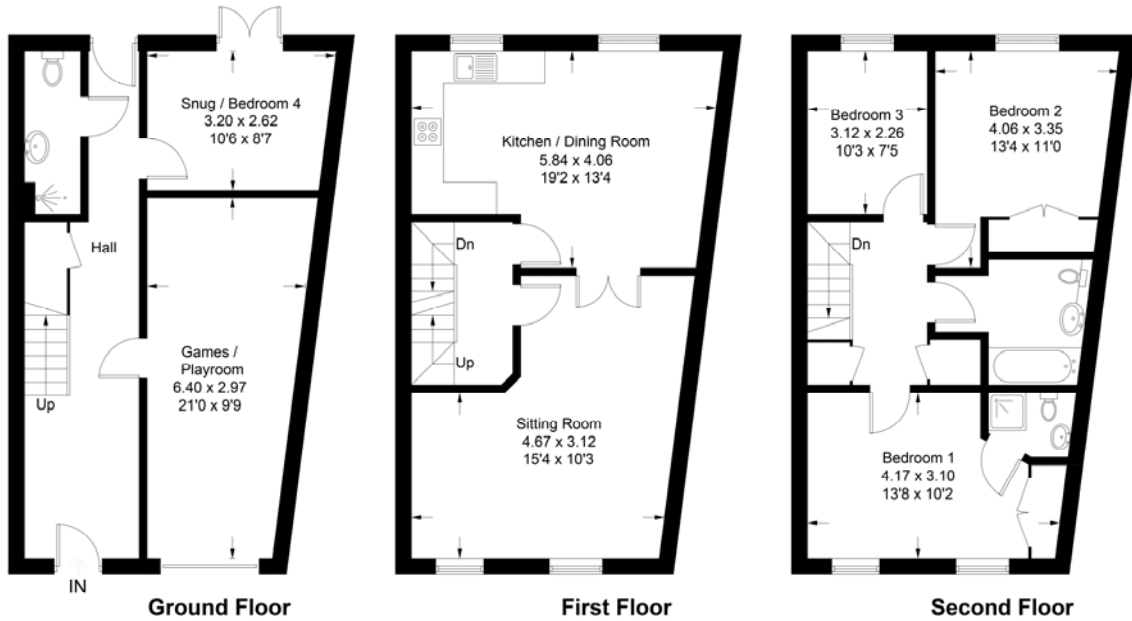






## 70 Bibbys Way, Framlingham

Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

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

*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 (85) A copy can be seen on request.

*Council Tax* Band D; £2,146.46 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

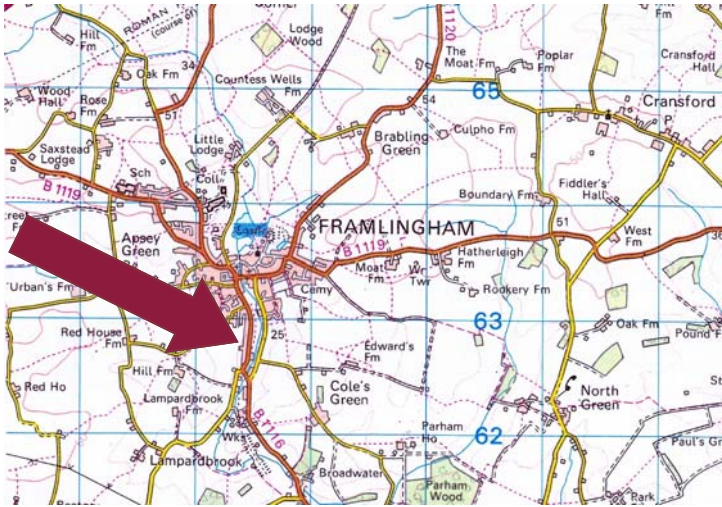
*Service Charge* There is a communal site service charge that in 2024 was £119.08 for No. 70.

### 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.

*May 2024*



## Directions

From Clarke and Simpson's office in Well Close Square proceed onto Station road and opposite the Co-Op petrol station turn right onto Bibbys Way. Bear around to the left and continue along Bibbys Way to the very end and then bear round to the right where 70 will be found in front of you.

What3Words location: ///removers.bottle.dollar



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