

*A detached, two/three bedroom period cottage with garage and car parking facilities tucked away in the very centre of Framlingham.*

Guide Price  
£385,000 Freehold  
Ref: P7382/J

11 Well Close Square  
Framlingham  
Suffolk  
IP13 9DT



Entrance hall, open plan kitchen and dining room, study/bedroom 3, ground floor bedroom with en-suite bathroom.  
First floor 20' sitting room, bedroom and en-suite bathroom.  
Garage and good sized driveway.

Contact Us



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## Location

The property will be found in the very centre of Framlingham, in Well Close Square, in a tucked away location, but within walking distance of all the town has to offer, including its medieval castle. There are a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage. 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

11 Well Close Square will be found in a tucked away location, just a short walk from the centre of Framlingham and all it has to offer. This period property is of brick and timber frame construction, with a later addition to the front creating a larger entrance area and ground floor bedroom, all set beneath pitched pantile roofs.

The accommodation extends to over 1,100 sq ft in all and comprises an entrance hall, open plan kitchen and dining room, study/bedroom and bedroom with en-suite bathroom on the ground floor. The kitchen is fitted with a range of cupboard and drawer units with wood effect worksurface over incorporating a stainless steel sink with mixer tap and drainer. There is a four ring gas hob with light and extractor hood over and double oven and grill under. There is a recess and plumbing for washing machine and undercounter recesses for fridge and freezer. The wall mounted Worcester boiler serving the central heating and hot water system is also located in the kitchen.

A staircase from the dining area rises to a first floor open plan sitting room with vaulted ceiling and exposed roof truss elements with door to the second double bedroom, again with en-suite bathroom.

On the whole the property seems to have been maintained reasonably well over the years and benefits from UPVC double glazing. However, an incoming purchaser may wish to update and modernise the kitchen and en-suite facilities.

Being a town centre property, 11 Well Close Square has the huge advantage of off-road parking for two to three vehicles, together with its own garage. The property is set back from Well Close Square, and approached via electrically operated side hung wooden gates, together with a personnel gate to the side. These open onto a shingle and concrete driveway that is sufficiently large enough to park two to three vehicles. Beside the driveway is the garage, approximately 5.4m x 2.65m narrowing to 2.2m, with side hung double doors to the front and personnel door to the rear. The building is of timber frame and clad construction under a flat felt roof and has power and light connected.









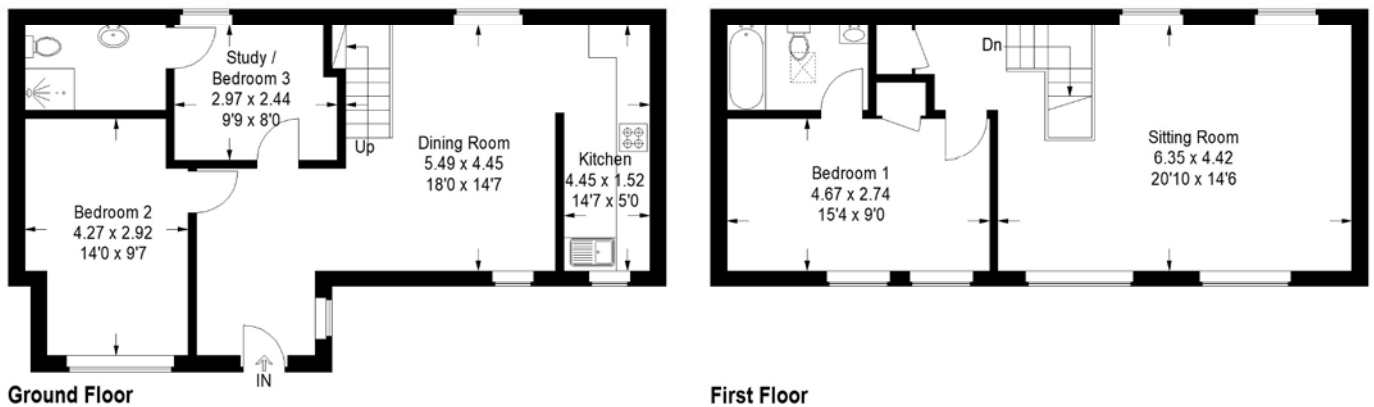






## 11 Well Close Square, Framlingham

Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

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

*EPC* Rating = E (53)

*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. The neighbouring property, 19 Well Close Square, benefits from a right of way through the front driveway.

*June 2024*

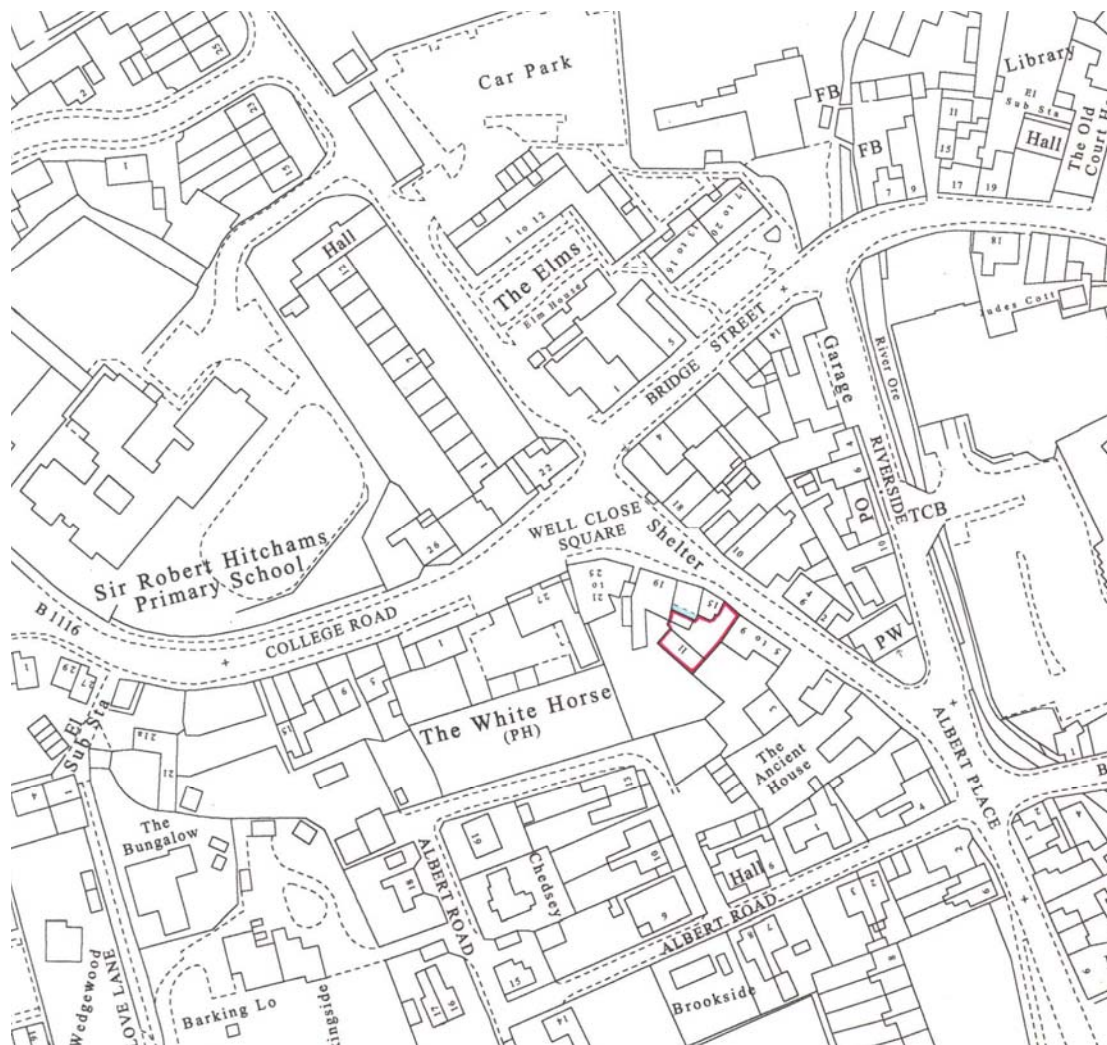




## Directions

From the Agent's office proceed in a southerly direction out of the town and the entrance to the property will be found a short way along on the right hand side.

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