

*A spacious three bedroom bungalow located close to the centre of Framlingham and within walking distance of all it has to offer.*

Guide Price  
£330,000 Freehold  
Ref: P7423/C

4 The Knoll  
Framlingham  
Suffolk  
IP13 9DH



Porch, open plan sitting/dining room, kitchen, three bedrooms, dressing room and family bathroom.

Single garage.

Off road parking.

Garden.

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

The property is located on The Knoll which offer a mixture of 1960s/1970s dwellings close to the heart of Framlingham. Framlingham offers 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

4 The Knoll is a detached bungalow of predominantly brick construction under a tiled roof. It should be noted that the vendors are in the process of having the property re-roofed (re-felted) and this should be complete within the next couple of months. A UPVC front door opens to the entrance hall that has a door to the sitting/dining room. This spacious L-shaped room has windows to the front and side of the property. Off this is the hallway and access to the kitchen that is fitted with a modern range of wall units. There is space and plumbing for a washing machine and a fridge freezer. In addition is the gas fired boiler and a door leading to the exterior.

Off the hallway are three bedrooms. The good sized principal bedroom has a dressing room/study off it and this has potential to be converted to an en-suite shower room. In addition are two further double bedrooms and a bathroom.

Outside there is parking for a vehicle and additional parking on the close is on a first come first served basis. There is a garden area to the front and a single garage where a path leads to the rear garden which is predominantly laid to lawn and measures approximately 45' x 30'.

















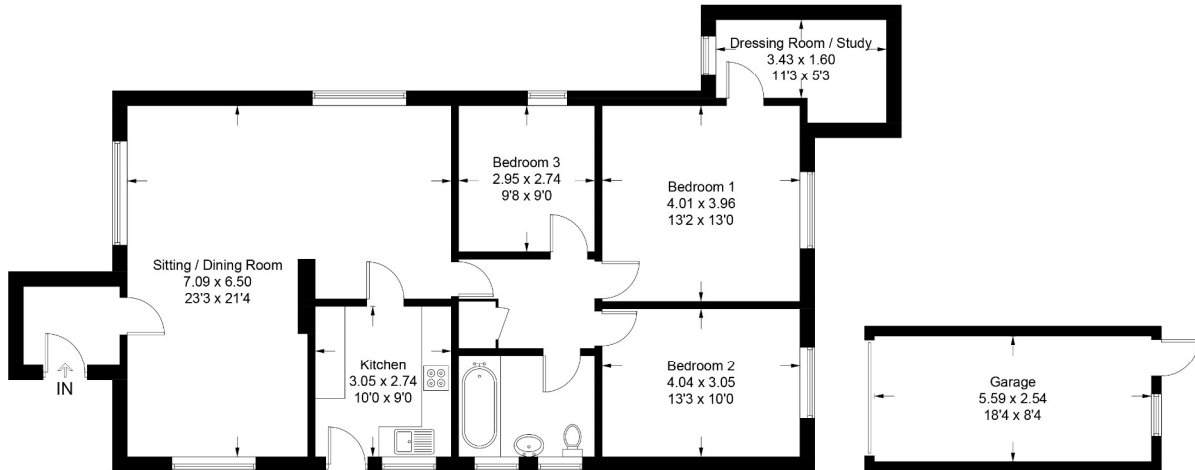


## 4 The Knoll, Framlingham

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 121.1 sq m / 1303 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

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

**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 = C (Copy available from the agents upon 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

### NOTES

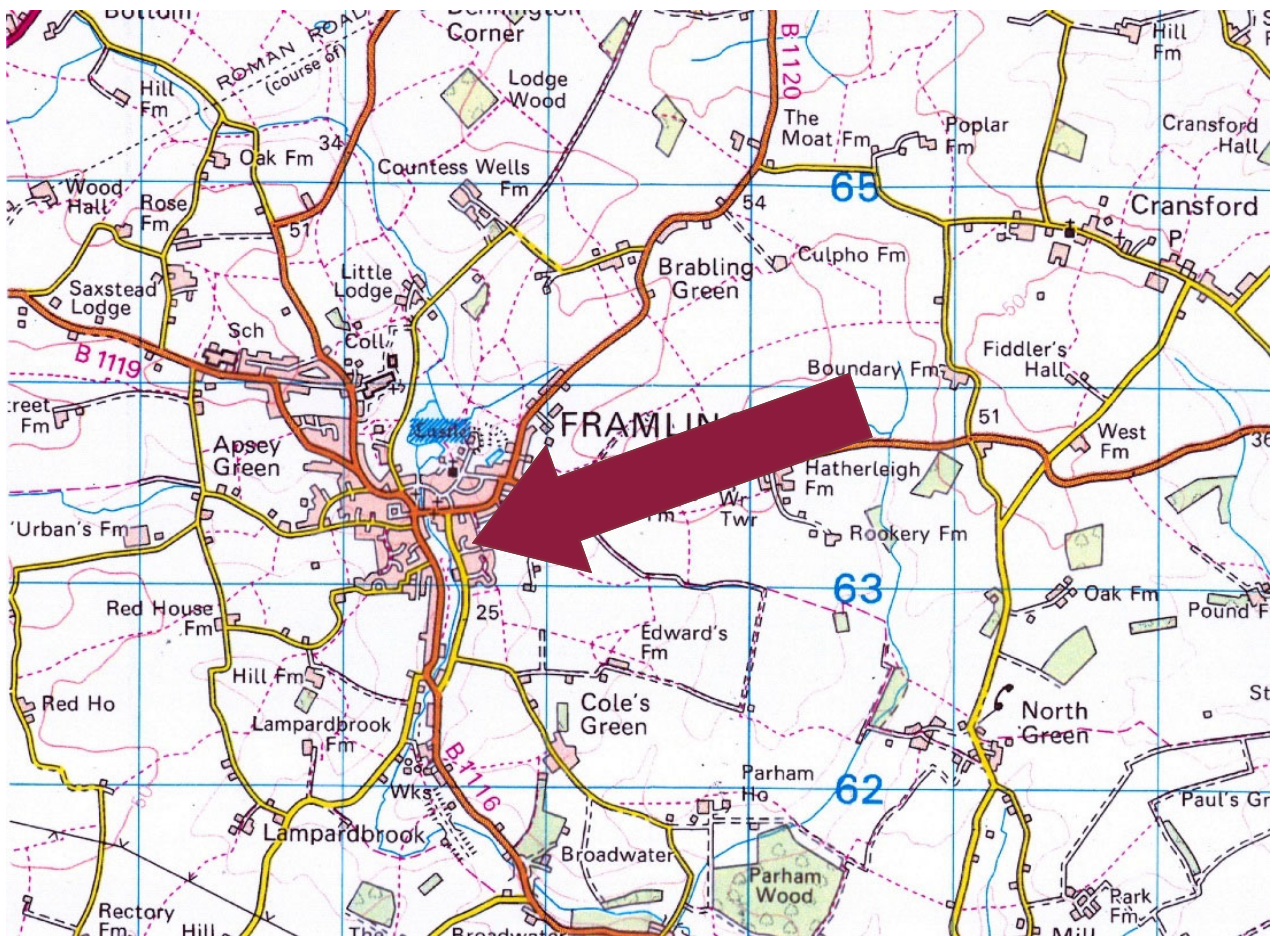
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
4. The internal photographs were taken before the tenants took occupation. It is the intention of the vendors to serve the two months mandatory notice to quit on the tenants once a buyer has been found.

**August 2024**

## Directions

Leaving Clarke and Simpson's office in Well Close Square, turn left and take the first left onto Fore Street. Proceed towards the top of Fore Street, and take the road on the right, Fairfield Road. Proceed along taking the first turning on the left, The Knoll. Once on The Knoll, number 4 will be found a short way along on the left hand side.

What3Words location: [///myth.shadows.sideboard](http://myth.shadows.sideboard)



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