

A three bedroom detached family home located in the heart of the popular market town of Framlingham, just a short walk from the amenities of the town.

Guide Price
£425,000 Freehold
Ref: P7439/B

2 Coucy Close
Framlingham
Suffolk
IP13 9AX



Entrance hall, sitting room, kitchen/dining room, cloakroom.
Principal bedroom with en-suite shower room, two further bedrooms and bathroom.
Large studio.
Enclosed rear garden.
Single detached garage and driveway providing off-road parking.

Contact Us



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Location

The property is situated on Coucy Close which is within walking distance of the centre of Framlingham. As well as the Mere and various footpaths, 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 locations such as 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

2 Coucy Close is an exceptionally well presented three bedroom modern detached family home with brick and partially rendered elevations under a pitched tiled roof. Coucy Close is a quiet cul-de-sac, off New Road, just a short walk from the amenities of the town and close to footpaths leading to the castle grounds.

The accommodation is well laid out and is exceptionally well presented and maintained. There is double glazing throughout and gas fired central heating.

Entering the house from the front door into a light entrance hall with ceramic tiled floor which runs throughout this area, the kitchen and the dining room. From the entrance hall stairs rise to the first floor and doors provide access to a cloakroom and also to the sitting room. The sitting room benefits from a bay window to the front, a high level modern woodburning stove and double doors leading through to the open plan kitchen/dining room. The dining room has French style doors to the rear garden and the kitchen area is well fitted with a range of matching base and wall cabinets with one and a half bowl Franke stainless steel sink unit recessed into a Quartz worktop. The units have a range of useful pan drawers, a waste/recycling system and incorporate a Smeg four ring gas hob with extractor hood over. There is also a high level Neff oven and combination oven, space and plumbing for a dishwasher and washing machine and space for a fridge freezer with a water line. From the kitchen there is also a door to the garden and a door returning to the entrance hall. Stairs from the entrance hall rise to the first floor landing, where there is access to the loft, and an airing cupboard with pre-lagged hot water cylinder and slatted shelving. Bedroom one has built-in mirror fronted wardrobes with hanging rails and shelving and an en-suite shower room with basin, WC and shower cubicle. Bedroom two is also a double bedroom with built-in cupboards with shelving and housing the flue for the woodburning stove. Bedroom three is a good size room currently used as an office. The family bathroom has a shaped spa bath with mains fed drencher shower over and screen, concealed cistern WC, wall hung basin, ceramic tiled floor and heated towel radiator.

Outside the property is approached from Coucy Close via a pathway that leads via the lawned front garden to the front door. The pathway continues to the side of the property where there is a bin storage area and access to the rear garden. The rear garden is mainly laid to lawn with two paved terraces, an outside tap and external lighting.

Also within the garden, and sitting on proper foundations is a large timber built home office/studio/workshop which has picture windows to the front and bi-fold doors. This has power and light connected. There is also a greenhouse.

To the opposite side of the garden there is access to a single detached garage with power and light connected and with electrically controlled remote operated roller door to the front. There is also a driveway providing off-road parking.



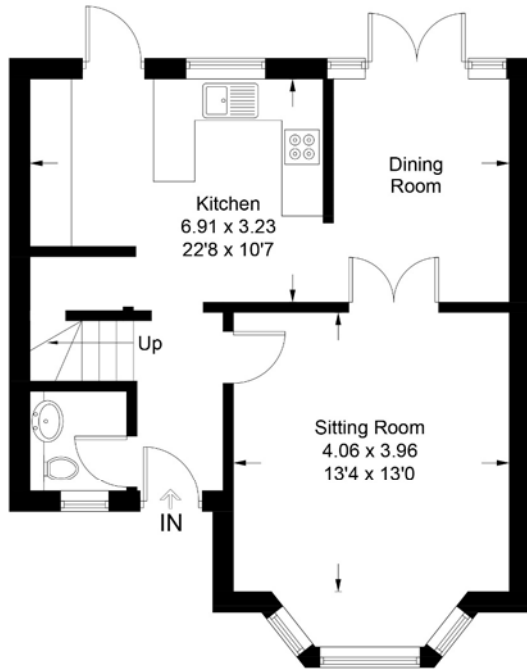




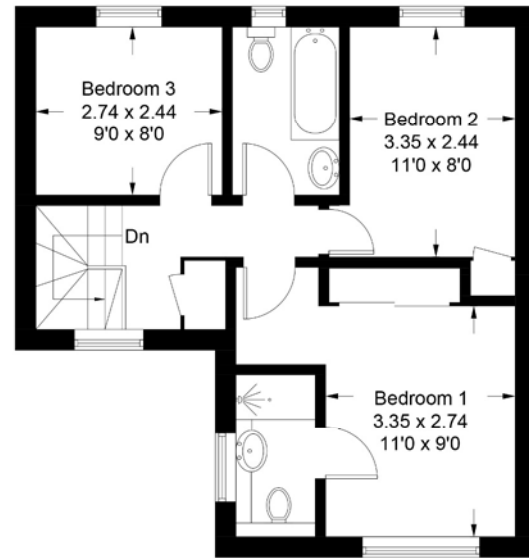


2 Coucy Close, Framlingham

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage.

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 –
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EPC Rating = D (67)

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.

September 2024



Directions

From the Agent's office turn right into New Road and Coucy Close will be found on the left hand side and the property is just a short distance along on the right hand side identified by a Clarke & Simpson For Sale board.

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