

*A detached three bedroom bungalow, located just a short walk from all the amenities of Framlingham.*

Guide Price  
£329,500 Freehold  
Ref: P7479/C

18 The Knoll  
Framlingham  
Suffolk  
IP13 9DH



Entrance, open plan kitchen/sitting/dining room, three-bedrooms and family bathroom.

Single garage, off-road parking and garden.

Contact Us



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## Location

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

18 The Knoll is a detached bungalow that is believed to have been built in the 1970s. It has recently undergone an internal refurbishment programme with a new kitchen, shower room and general decoration.

A door opens into the hallway, off which is the open plan kitchen/sitting/dining room. The kitchen area is fitted with high and low level cupboards with wooden worksurfaces, a breakfast bar, and a pantry cupboard. There is a sink, oven and four ring electric hob with extractor hood above. In addition, there is a built-in dishwasher and space for an under-counter fridge. There is a window above the sink with views onto the side patio/garden area. In the sitting/dining area there are windows looking out onto the communal gardens. At the opposite end of the room there is a sliding glass door opening onto a patio area with steps down to the front garden. From the hallway, there is a door to the airing cupboard housing the boiler. There is also a loft hatch providing access to a substantial attic space. Also off the hallway are the three bedrooms, a shower room and cloakroom with WC.

## Outside

The property is approached via a driveway which provides an off-road parking space in front of the single detached garage. This has an up and over door and is connected to power. To the left of the garage there is gated access leading to the front garden. The front garden is predominantly laid to grass, dispersed with several mature shrubs.

As you walk up the front garden path towards the property, there are some steps that lead up to a small patio area with a handrail. Here there is a sliding door that leads into the kitchen/sitting/dining area. There is a path that surrounds the property.









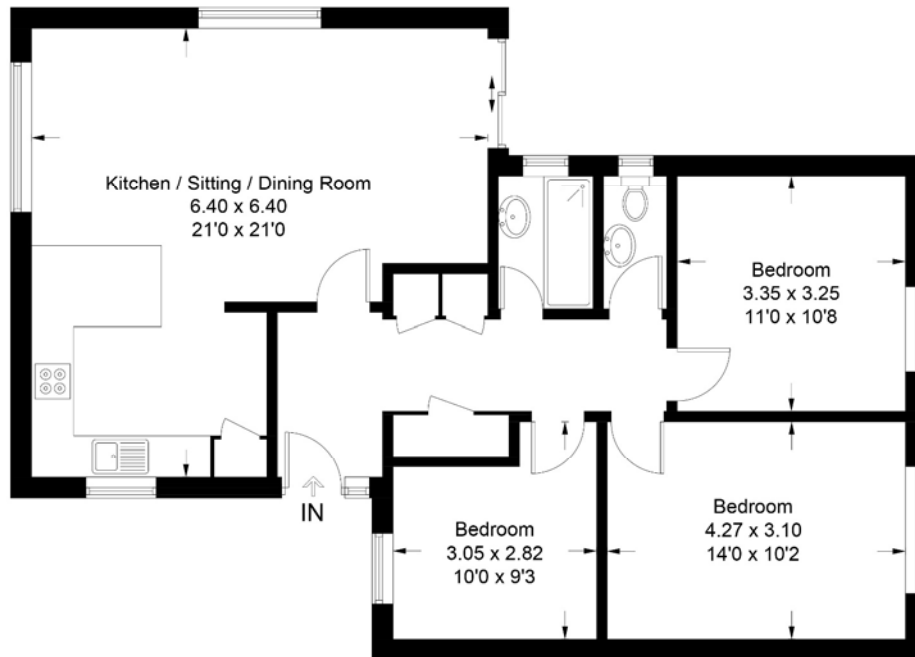






## 18 The Knoll, Framlingham

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft



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Produced for Clarke and Simpson

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

**Services** Mains water, 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 = D - copy available on request.

**Council Tax** Band D; £1,571.04 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.

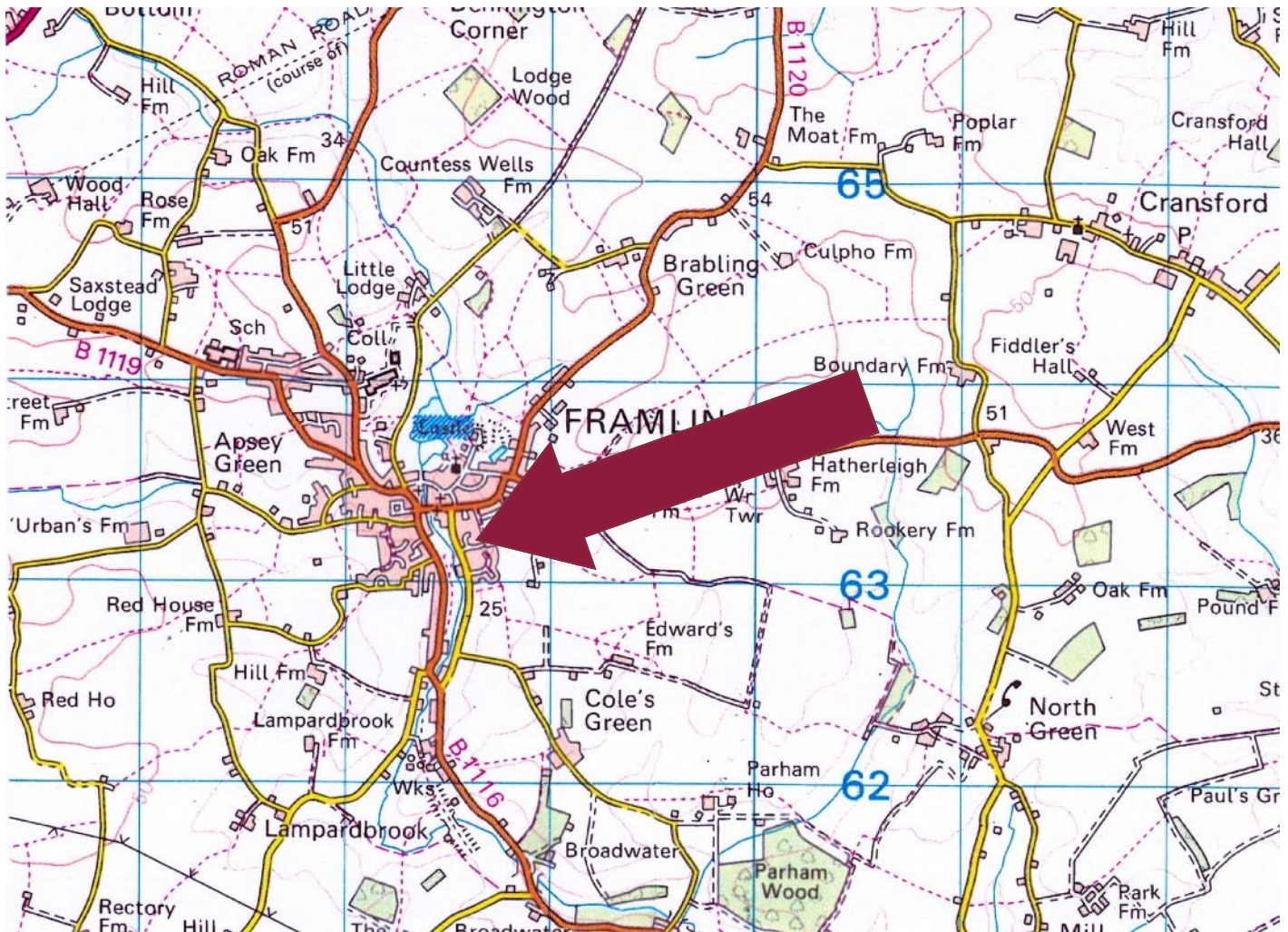
**November 2024**



## Directions

Leaving the Agents office in Well Close Square, turn left and take the first left into Fore Street. Proceed up Fore Street, turning right into Fairfield Road. Take the first left into The Knoll. The property will be found on the left hand side.

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