

*A detached two double bedroom bungalow forming part of a popular and established residential area, a short distance from the centre of Framlingham.*

Guide Price  
£275,000 Freehold  
Ref: P7611/J

28 The Mowbrays  
Framlingham  
Woodbridge  
Suffolk  
IP13 9DL



Entrance hall, 17' sitting room/dining room and kitchen.  
Two double bedrooms and bathroom.  
Generous shingle driveway and single garage.  
Gardens to the front and rear.

Contact Us



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## Location

The property forms part of The Mowbrays; an established and popular residential area a short distance from the town centre. 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. Away from 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 preparatory school, 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.

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 nearby locations such as Creetingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and 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 easy access to 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, scheduled to take just over the hour.

## Description

The Mowbrays is a popular and established residential area, located a short distance to the east of the town, that was developed during the 1980s. Number 28 is a two bedroom detached bungalow occupying a corner plot towards the rear of the development.

The property offers a good amount of accommodation extending to nearly 650 sq ft (60 sqm) in all and comprises an entrance hall, kitchen and 17' sitting/dining room with open fireplace. In addition there are two double bedrooms and a bathroom. Outside there is a generous shingle driveway for the parking of two to three vehicles together with a single garage, that measures approximately 5.2m x 2.39m. The property occupies a slightly elevated position, looking down The Mowbrays and with a good size front garden. There is also a good size rear garden that enjoys to sun during the morning, and this comprises a central area that is laid to grass, but is enclosed within well stocked borders containing a variety of mature flowers and shrubs.

In recent weeks, the property has had various improvement works undertaken which include re-decorating the property externally as well as re-carpeting in areas. The majority of the windows were also replaced with energy efficient UVPC alternatives in 2024.













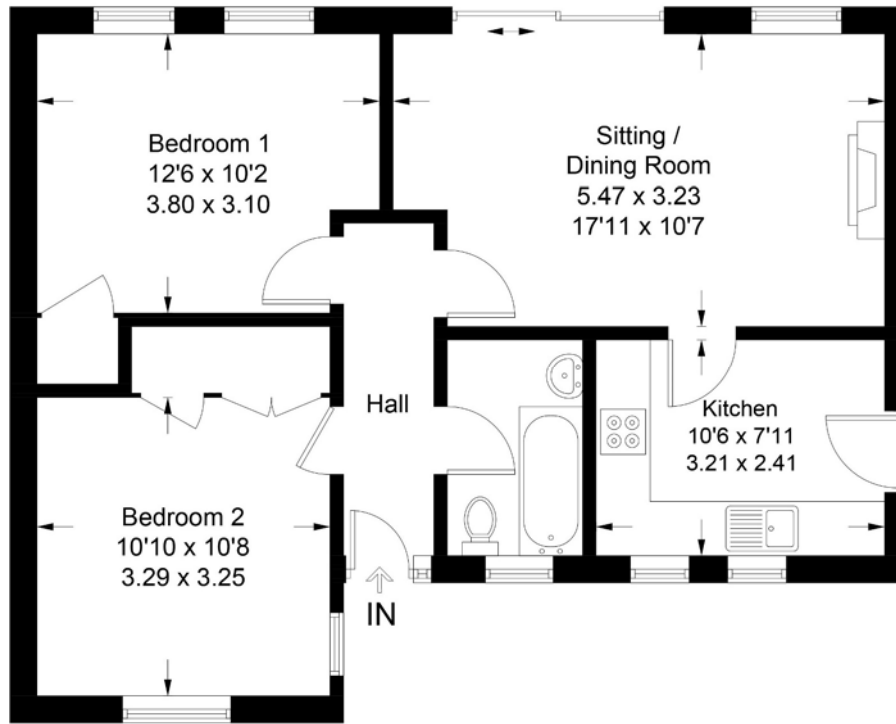






# 28 The Mowbrays, Framlingham

Approximate Gross Internal Area  
60.1 sq m / 647 sq ft



*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, water, drainage and gas connected. Gas fired boiler serving the central heating and hot water 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 (Copy available from the agents upon request).

*Council Tax* Band C; £1,997.25 payable per annum 2025/2026

*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.

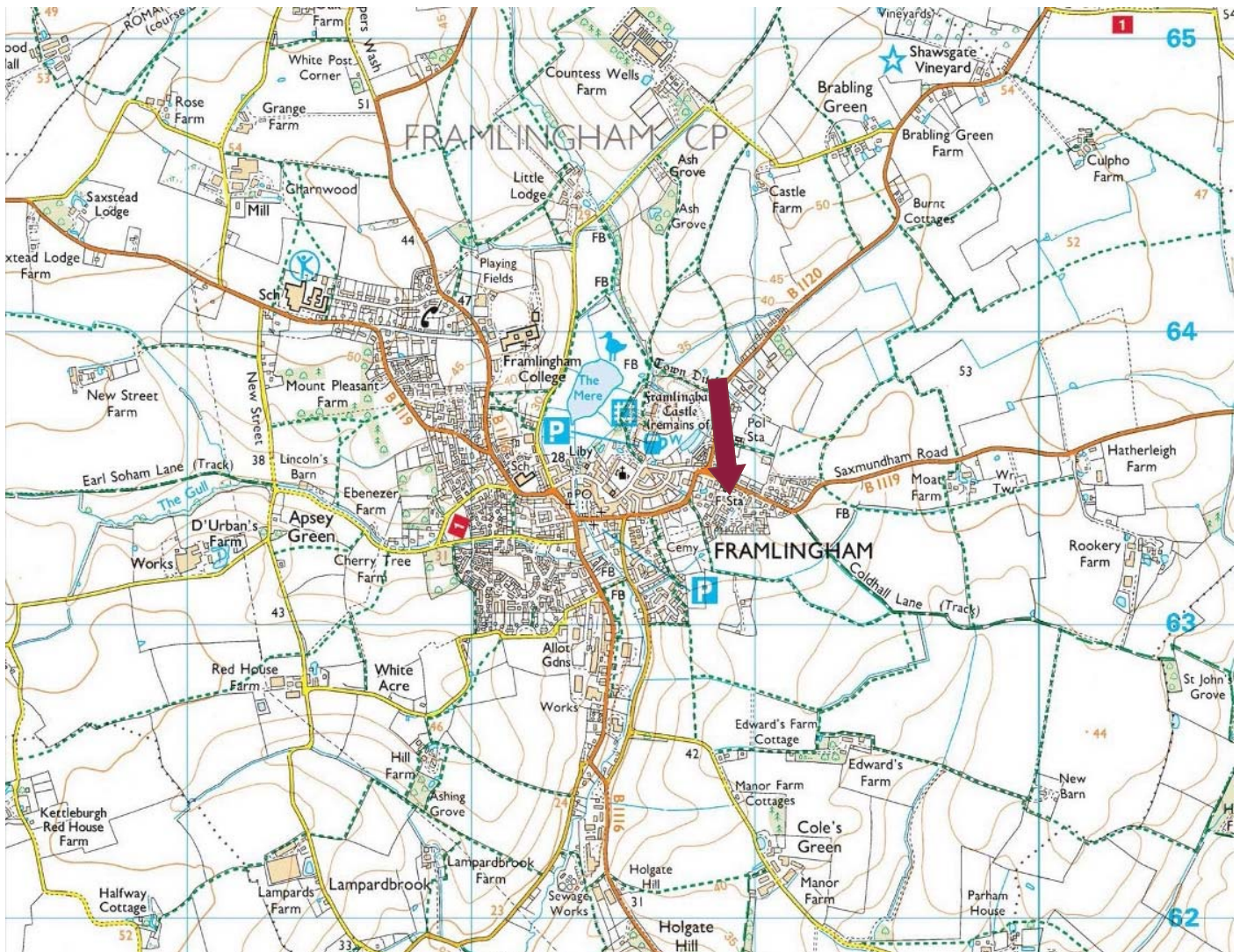
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*May 2025*

## Directions

Proceeding in an easterly direction along Saxmundham Road, turn right into The Mowbrays. Turn right at the next junction, then right again and the property will be found straight ahead.

What3Words location: ///grounding.shelving.toys



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