

*A three-bedroom semi-detached  
mews house located in the heart of  
the market town of Framlingham,  
in a small popular residential  
development.*

Guide Price  
£435,000 Freehold  
Ref: P7610/B

4 Tanyard Court  
Bridge Street  
Framlingham  
Woodbridge  
Suffolk IP13 9GA



Entrance hall, sitting room, study, kitchen/breakfast room and utility/cloak room.

Principal bedroom with en-suite shower room, two further good-sized double bedrooms and a family bathroom.

Enclosed garden to rear.

Three allocated off-road parking spaces.

No onward chain.

#### Contact Us



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## Location

4 Tanyard Court is part of a small, sought after residential area in the heart of the attractive market town of Framlingham, just a short walk to the vibrant Market Hill, but with easy access to open countryside. Framlingham is home to a good selection of independent shops and businesses, including cafes, a bakery, hairdressers, antique shops, a travel agent, hardware shop and delicatessen. It is also home to the Crown Hotel and Co-Operative supermarket, both of which are in easy walking distance of the property. The market is held twice weekly on the hill with a good range of stalls, including fishmongers, cheese and vegetable stalls. Framlingham is perhaps best known for its magnificent castle and mere, which provide open countryside in the centre of the town. Away from the centre of the town are a number of other businesses providing day-to-day services, including a medical centre, vets and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded by the local community. The historic church is close to the property and holds regular services.

In the wider area there is the world-famous Snape Maltings Concert Hall and RSPB Minster, and, of course, it is easy to get to the beautiful Suffolk coast, with the popular seaside towns of Southwold, Aldeburgh and Orford being within easy reach by car.

The county town of Ipswich is approximately 18 miles away and from here there are regular train services to London Liverpool Street station that take just over an hour. There is also the East Suffolk trainline from Campsea Ashe, along with regular bus services to Ipswich as well. The bus stop is close to the property.

## Description

4 Tanyard Court is a pretty, red brick, three-bedroom, semi-detached mews house with predominantly brick elevations together with partial timber cladding at the rear under a tiled roof. The property forms part of the Tanyard Court development which was built in the early 2000s and is located in the heart of the popular market town of Framlingham. The property, which has extremely well laid out accommodation over two floors and has a light and airy feel throughout, enjoys views over the Mere and Framlingham College.

Entering from the front to the entrance hall, there is a useful built-in storage cupboard and stairs that rise to the first floor landing. From the entrance hall a door leads off to the sitting room. This is a good size triple aspect room with French style doors to the rear providing lovely views of the garden and opening on to the terrace. In addition are windows to the front and side. There is a central fireplace housing a Living Flame gas fire on a stone hearth with surround and wooden mantle over. There are also two wall mounted radiators and a range of wall mounted lights. From the entrance hall a further door leads to the study which has a window to the front, a wall mounted radiator and some fitted shelving. A further door from the hall opens to the kitchen/breakfast room. This is a light dual aspect room with windows to front and side and is fitted with a matching range of wall, base and display units with rolltop solid wood work surfaces over incorporating a one and half bowl stainless steel single-drainer sink unit with mixer tap over. There is also a water softener, integrated dishwasher and fridge freezer, as well as a four ring electric hob with electric oven under and filter hood over. There is also a wall mounted radiator, recessed lighting and a partially glazed door to the garden. From the hall there is also a door that leads to the separate utility room/cloakroom. This is fitted with a close coupled WC, wash hand basin with mixer tap over and tiled splashbacks. There is space and plumbing for a washing machine and dryer with worktop above, a wall mounted cupboard, shaver point, wall mounted radiator and extractor fan.

Stairs from the entrance hall rise to the first floor landing which has a window to the front, access to the loft, recessed lighting and a wall mounted radiator. There is also a built-in airing cupboard with pressurised water cylinder and slatted shelving. The principal bedroom is a large, dual aspect double bedroom with windows to the rear and side offering views of the Mere and Framlingham College. There is a range of fitted built-in wardrobes with hanging rails and cupboards above, as well as a wall mounted radiator and a door to the ensuite shower room. This comprises a built-in double shower tray with mains fed drencher shower over with hand-held attachment, tiled surround and glazed doors, close coupled WC, pedestal hand wash basin with mixer tap over, tiled splashback with shelf above, shaver point, extractor fan, recessed lighting and heated towel radiator. Bedroom two is a double bedroom with a window to the rear and wall mounted radiator.

Bedroom three is a further dual aspect double bedroom with windows to the front and side overlooking the Mere and Framlingham College. There is a built-in double wardrobe with hanging rails and cupboards above and a wall mounted radiator. The family bathroom has a sash window to the front and comprises panelled bath with mains fed mixer tap over, shower attachment in tiled surround, pedestal hand wash basin with mixer tap over and shelf above, as well as close coupled WC, recessed lighting, extractor fan and heated towel radiator.

The property benefits from gas fired central heating and double glazing throughout.

### Outside

The property is approached over a shared driveway that leads to three allocated parking spaces to the front of number 4, where there is also gated access to the rear garden. There is a paved terrace immediately behind the property with a pathway leading to the side entrance. The well maintained garden has an area of lawn with well stocked shrub and flower borders, enclosed partially by fencing and a brick wall which together provide a good degree of privacy. The property benefits from an outside power point, tap and two timber sheds.







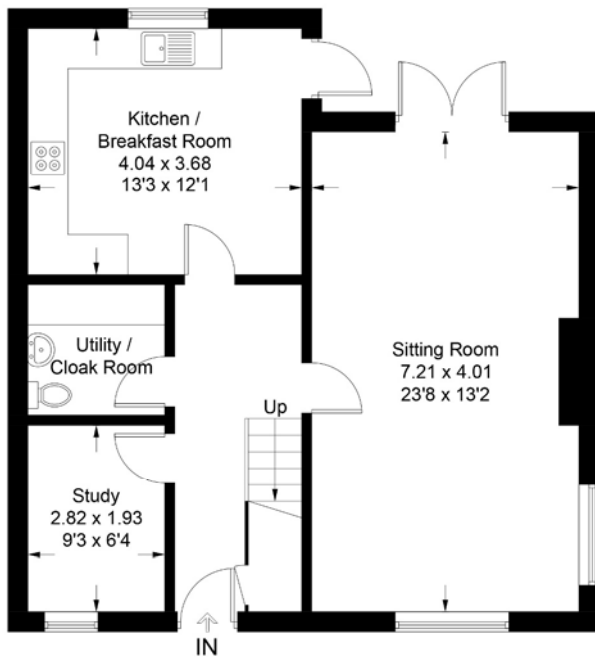




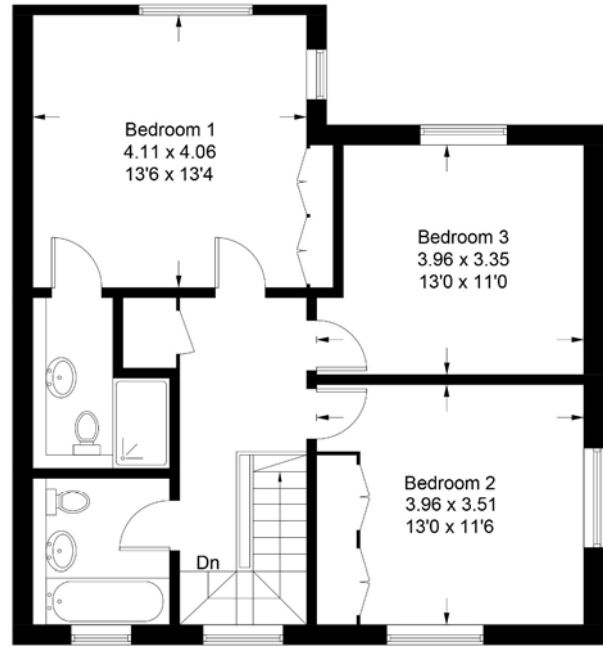


## 4 Tanyard Court, Framlingham

Approximate Gross Internal Area = 133.7 sq m / 1439 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, drainage, gas and electricity.

**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 (full report available from the agent).

**Council Tax** Band E; £2,746.22 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.

3. 4 Tanyard Court is subject to a management charge, which is currently £800 per annum.

4. The property has a restrictive covenant upon it stating it can only be used for residential purposes. For clarification, this means the property cannot be used as a holiday let.

5. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**May 2025**





## Directions

From the agent's office in Well Close Square, proceed along Bridge Street and turn left just before Callendar's Florist onto Tanyard Court. The property can be found at the end on the left hand side.

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