

*A four bedroom semi-detached house forming part of the popular and established Castle Brooks development, a short distance to the south of Framlingham's town centre.*

Guide Price  
£299,950 Freehold  
Ref: P7634/J

9 Tudor Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9SL



Entrance lobby, sitting room, kitchen/dining room, utility room, rear hall and cloakroom.

Principal bedroom with en-suite shower room, three further bedrooms and bathroom.

Driveway and integral garage.

Gardens to the front and rear.

#### Contact Us



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## Location

9 Tudor Close forms part of the original Castle Brooks development which is located just a short distance from the centre of Framlingham. Number 9 benefits from being at the end of a vehicular no-through road, meaning that there is no passing traffic. Framlingham is perhaps best known for its magnificent castle, but it also benefits from a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses, including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (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 an hour.

## Description

The property comprises a semi-detached four bedroom house of traditional brick and tile construction built in the 1980s. In all the accommodation extends to approximately 1,323 sq ft (123 sqm) and comprises an entrance lobby, sitting room, kitchen/dining room, utility room, rear hall and cloakroom on the ground floor. On the first floor there is a principal bedroom with en-suite shower room, three further bedrooms and a bathroom.

Outside there is a driveway to the front of the property, together with the integral garage. There is also a fully enclosed garden at the rear, that faces in a southerly direction and therefore enjoys the sun throughout the day.

Whilst the property has benefitted from some redecorating works in recent times, and also benefits from UVPC double glazing and a gas fired boiler, it does now warrant updating in areas.















## 9 Tudor Close, Framlingham

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft  
(Including Garage)



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Produced for Clarke and Simpson

**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 = D (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.
3. Please note that the property comprises two Title numbers. Please refer to the agent for further information.

**May 2025**

From Clarke & Simpson's office proceed south along Station Road and almost opposite The Railway public house turn right into Brook Lane. Take the first left into Castlebrooks and proceed to the very top where Tudor Close will be found and Number 9 will be found straight ahead.

A photograph of a garden area. In the foreground, there is a paved path made of reddish-brown square tiles. To the left of the path is a large, overgrown patch of green grass and weeds. A wooden fence runs along the back of the garden. To the right, a portion of a house with a tiled roof and a light-colored wall is visible. The sky is bright blue with scattered white clouds.

**If so, our Auction Centre would be pleased to assist — please call 01728 746323.**