

*An exceptionally well presented two bedroom detached bungalow, situated within an exclusive development of five properties on the edge of the popular market town of Framlingham.*

Guide Price  
£395,000 Freehold  
Ref: P7696/B

4 Segrave Place  
Framlingham  
Suffolk  
IP13 9FB



Entrance hall, open-plan living/kitchen/dining room and cloakroom.

Principal bedroom with en-suite shower room and a further bedroom.

Pretty established gardens to rear.

Landscaped frontage with two allocated parking spaces.

Contact Us



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## Location

4 Segrave Place is located on the outskirts of Framlingham, just a short walk from the amenities of the town. 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, a post office 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, as well as Sir Robert Hitcham's Primary School and Thomas Mills High School. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. 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 the town into the surrounding countryside, and leisure facilities such as golf in the nearby locations of Creetingham (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

4 Segrave Place is an exceptionally well presented, two bedroom detached bungalow, built in 2016 of brick and block construction with Hardyplank clad elevations under a pitch tiled roof. The property is being sold with the remainder of a 10 year structural warranty. The property benefits from UPVC double glazing throughout, gas fired central heating and a water softener. The front door leads into a light, spacious entrance hallway with ceramic tiled floors that run through to the open-plan living area and cloakroom. Within the entrance hall there is a large coat cupboard with hanging, rail, shelving and storage under. A door leads off the hallway to the open plan living/kitchen/dining room which is a dual aspect room with windows to front and rear and bi-fold doors that open out onto a paved terrace which flows into the garden. The kitchen area is well appointed and has a matching range of fitted wall and base units with one and a half bowl stainless steel sink unit with drainer, inset into granite worktops with mixer tap above and granite splashbacks. There are a range of integrated appliances including a fridge/freezer, slimline dishwasher and washer-dryer. In addition is a four ring induction hob with granite splashback and extractor hood over and high level Neff hide and slide oven. A further door from the entrance hall leads to the cloakroom which has an obscured window to the front, ceramic tiled flooring, wall hung basin with storage under and mirror above with tiled splashbacks, close couple WC and radiator.

Doors lead off to the principal bedroom which is a good sized double bedroom with windows to rear and built-in storage cupboard. A door from this bedroom leads into an en-suite where there is a shower with obscured windows to side, hidden cistern WC, walk in shower cubicle with glass screen with mains fed shower over, wall hung basin with storage under, mixer tap over and back lit mirror above. There is also a chrome heated towel radiator and ceramic tiled floor. Bedroom two is a good size single bedroom with a large mirror fronted double wardrobe with hanging rail and shelving which the vendors intend to leave at the property. Here, there is access to a partially boarded loft with a light but no ladder.

## Outside

The property is approached from the private shared driveway of Segrave Place which leads to the frontage of number 4 where there are two allocated parking spaces. There is a pathway that leads around the property where there is gated access to the side and the rear garden. The rear garden is mainly laid to lawn and is not overlooked and there is a paved terrace immediately behind the property with established shrub and flower borders enclosed by close board fencing and post and rail. There are outside lights, a garden tap and twin external power sockets. To the side of the property is a further paved sitting area with a timber shed.











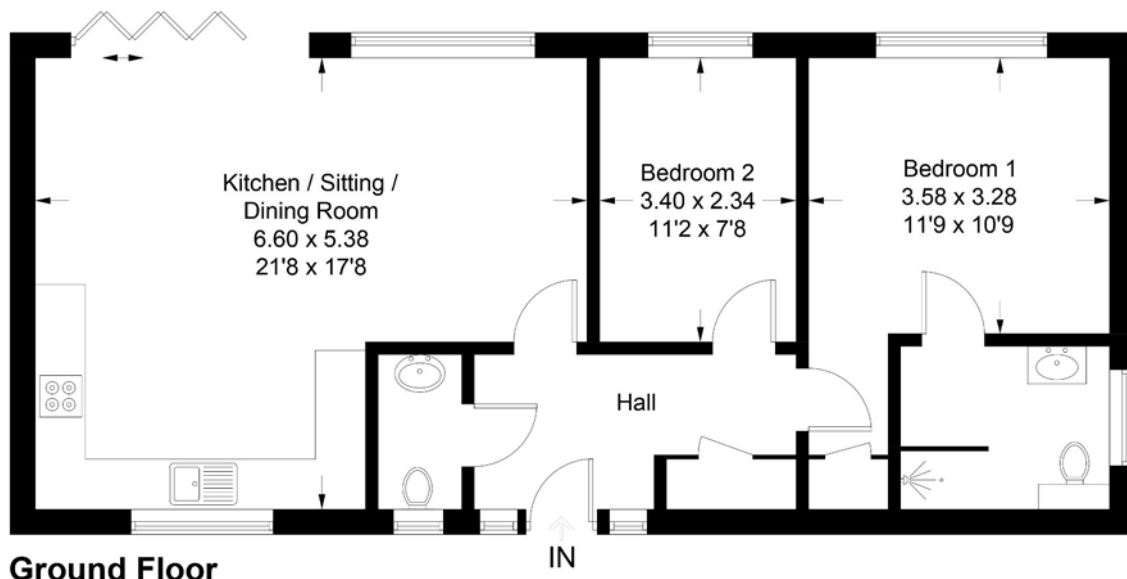






## 4 Segrave Place Framlingham

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



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

**Services** Mains water, gas and electricity. Modern Klargester sewage treatment system which is shared between the properties on Segrave Place.

**Management Company** Segrave Place is a privately maintained road which is owned jointly by the residents, who make up the management company. The Management Company agree the annual service charge for the communal areas including the road, lighting and the shared treatment plant. Officially 12.5% of the overall costs are allocated to number 4. The service charge for the year 2025/2026 is therefore £137.50.

**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 = C (Copy available from the agents upon request)

**Council Tax** Band D; £2,246.91 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. The vendor has completed a Property Information Questionnaire and this is available to be emailed to interested parties.

4. The shared Klargester sewage treatment system is located on a patch of ground to the right hand side of number 3 and to the left hand side of number 2. This is regularly maintained and emptied.

**November 2025**



## Directions

From the agents Framlingham office, proceed along College Road and into Dennington Road passing Framlingham College on the right hand side. Shortly afterwards there is a turning into Segrave Place on the right hand side. The property can be found at the bottom of the cul-de-sac.

What3Words location: [///purse.insurance.column](https://www.what3words.com/p/purse.insurance.column)



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