

An extremely well presented, two bedroom mid-terrace house forming part of the popular Hopkins Homes' development, close to the centre of Framlingham.

Guide Price
£239,500 Freehold
Ref: P7727/J/MC

49 Bibbys Way
Framlingham
Woodbridge
Suffolk
IP13 9FD



Entrance hall, sitting/dining room, kitchen and cloakroom.
Two bedrooms and bathroom.
Fully enclosed rear garden.
Designated parking for two cars.

Contact Us



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Location

The property is located along Bibbys Way and forms part of the popular Hopkins Homes' Prospect Place development, which is within walking distance of the centre of the town. Framlingham benefits from a Co-op supermarket and a number of businesses, including shops, cafes, pubs, restaurants and a library. The town has highly regarded primary and senior schools, both within easy walking distance, and is best known for its medieval castle. Framlingham is only 12 miles from the coast as the crow flies with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular rail services to London's Liverpool Street, scheduled to take just over an hour. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles), Bury St Edmunds (34 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).

Description

The property was built by the award-winning local developer, Hopkins Homes in 2018 and has been extremely well maintained during the vendor's tenure.

This mid-terrace house offers well laid out accommodation over two floors that extends to nearly 650 sq. ft (58.7 sq m) in all. It comprises an entrance hall with staircase rising to the first floor landing, cloakroom and a well-fitted kitchen featuring contemporary gloss fronted units, complemented by splashback tiling and incorporating a Hotpoint double oven with matching hob, extractor fan, slimline dishwasher and washing machine. The 14' sitting/dining room has a useful understairs storage cupboard and door providing direct access to the rear garden. On the first floor there is a landing with an airing cupboard, generous double bedroom with built-in wardrobe cupboards, a second bedroom overlooking Bibbys Way and a bathroom.

Being a relatively modern house, 49 Bibbys Way is extremely energy efficient with an EPC rating of B. There is an combination gas boiler serving the central heating and hot water systems and wooden double glazed windows throughout.

Outside

The rear garden is mainly laid to lawn with a landscaped border, patio area and shed. It is fully enclosed by fencing and there is a gate that opens onto a pathway which leads to a communal parking area where there are two designated spaces.

Management Company

There is a Management Company in place that oversees the maintenance of the communal areas of the Prospect Place development. We understand that the day to day management is undertaken by EWS Property Management, who collect and administer the service charge every year. The charge for the period 1st January to 31st December 2025 is £124.14.











49 Bibbys Way, Framlingham

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

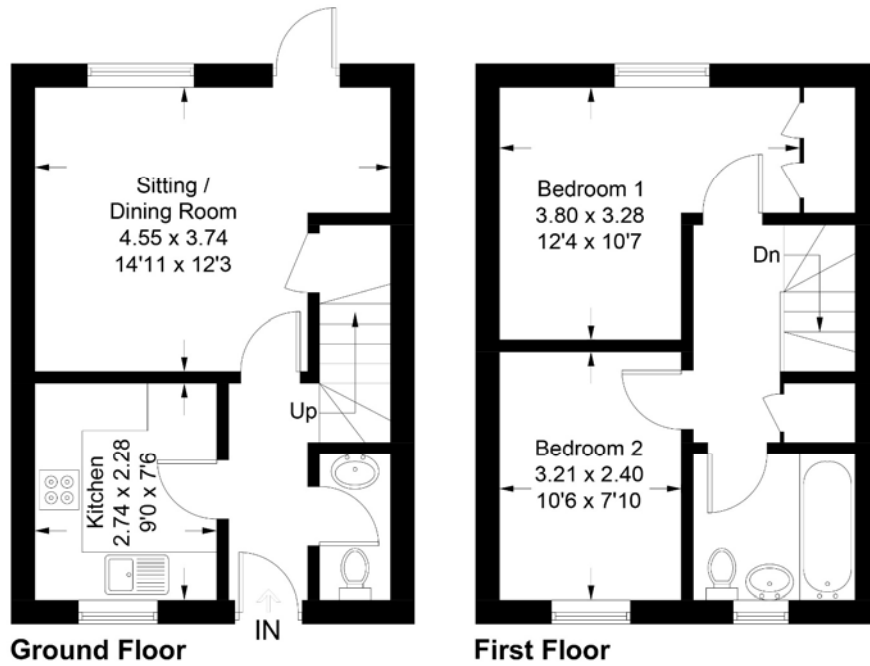


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245148)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, drainage and gas connected. Combination gas 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 = B (Copy available from the agents upon request).

Council Tax Band B; £1,747.60 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.

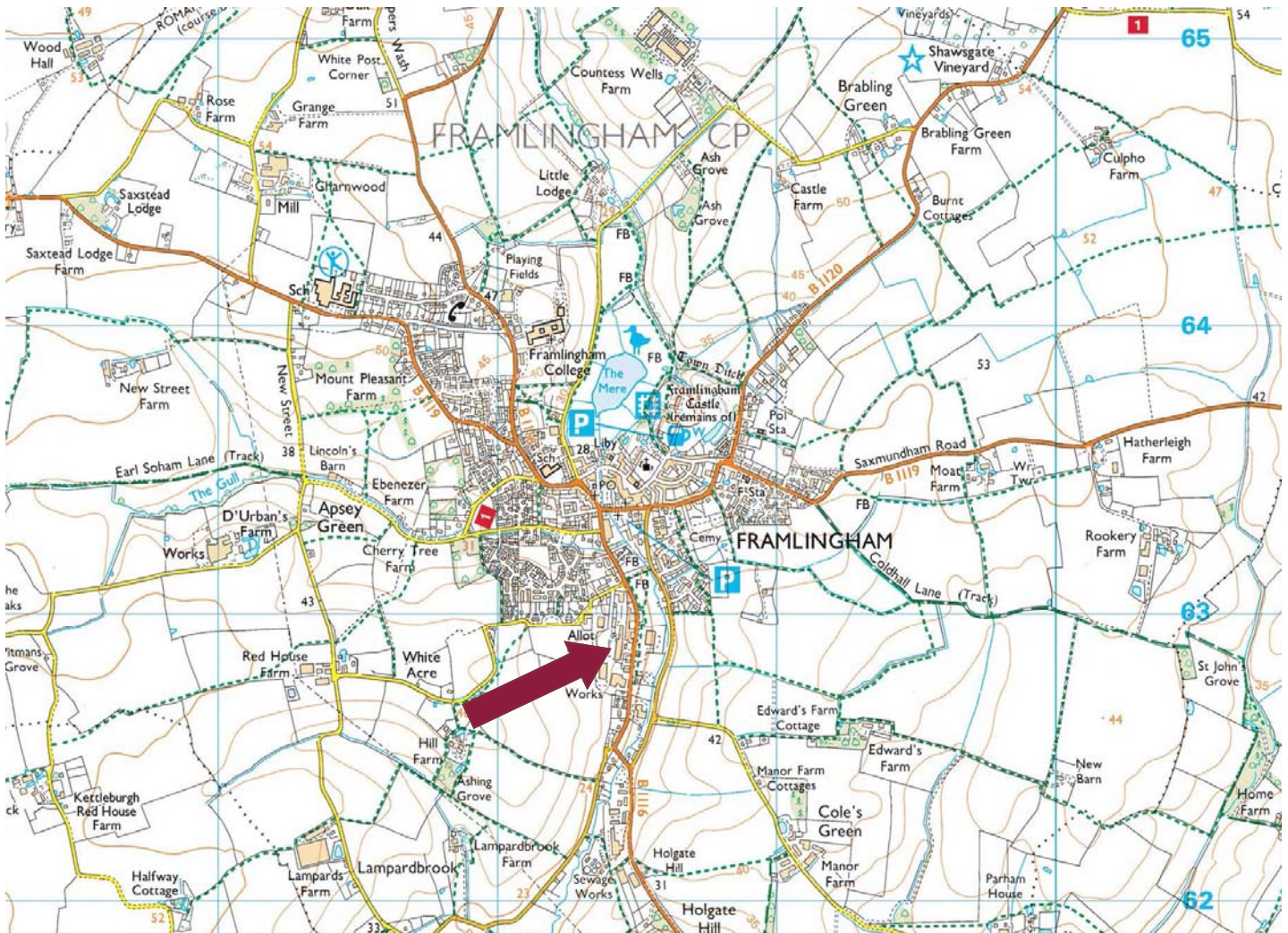
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2025

Directions

From the agent's office in Well Close Square, proceed in a southerly direction along Station Road. Turn right onto Bibbys Way and follow the road round to the left where Number 49 will be found on the left hand side.

What3Words location: /// commit.honest.knitted



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