

A particularly well presented four bedroom detached house with impressive open-plan kitchen/dining/living room, within a short walk of the centre of Framlingham.

Guide Price
£680,000 Freehold
Ref: P7748/C

2 Parkwood
Badingham Road
Framlingham
Woodbridge
Suffolk
IP13 9JX



Hallway, sitting room, study, utility room and cloakroom along with a superb open-plan kitchen/dining/living room. Principal bedroom with en-suite shower room. Three further bedrooms and bathroom.

Off-road parking for four to six vehicles, large double garage with a workshop and store sheds.

Mature garden with grounds in total extending to approximately 0.17 acres.

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Location

The property is located on Badingham Road which is a short walk from all that Framlingham has to offer. The thriving town 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. Off 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 at Brandeston some 5 miles away. Framlingham has previously been 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. This is just a short stroll from the property.

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 Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 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

2 Parkwood was constructed in 1999/2000 and is of brick and block construction with brick elevations under a tiled roof. It has the great advantage of being low maintenance with contemporary UPVC double glazed windows and doors and fascia boards throughout as well as stylish sliding aluminium doors in the kitchen/dining/living room. In addition are PV panels that keep utility bills to a minimum. During the vendors tenure, they have maintained the property to a particularly high standard and have carried out impressive improvements, in particular the kitchen extension which has created a fabulous and social kitchen/dining/living room.

A front door opens to a hallway which has engineered oak flooring that continues through to the study and sitting room. A stylish solid oak staircase rises to the first floor landing and doors lead off to all the ground floor rooms. The spacious study has a window to the front of the property. There is a well proportioned sitting room with window to the front and central fireplace which is home to a woodburning stove. The utility room houses the gas-fired boiler, manifold system for the underfloor heating, hot water cylinder, pressurising tanks, water softener and space and plumbing for a washing machine and condenser dryer. In addition is a handwash basin with drawers below that serves the adjacent cloakroom which has a WC, window and storage cupboards. The hub of the house is the most impressive open-plan kitchen/dining/living room. These improvements/extension works were carried out in 2016 and at the same time, Anglia Factors installed the stylish kitchen. Here there are high and low-level wall units as well as a pantry cupboard, a Miele warming for sous vide cooking or plate warming, a combination steamer and a large combination oven. In addition is a kitchen island with Miele induction hob with a Bluetooth extractor as well as a one and a half bowl Frankie stainless steel sink and space and plumbing for a dishwasher. Throughout the room which flows through to the dining/living room are porcelain tiles with underfloor heating. This fantastic space has three Velux lights with lighting. The room has sliding aluminium doors leading out to the garden where there is a sandstone patio and overhang with lighting.

The first floor landing has a window to the rear, hatch to a part-boarded loft space and doors off to the four bedrooms and bathroom. The spacious principal bedroom has a window overlooking the rear garden. A door opens to the en-suite shower room where there are stylish units including a walk-in shower with drencher head, a WC and moulded handwash basin with cupboards below and above. Bedrooms two and three are both doubles with windows to the front of the property. The fourth bedroom is a single with a window to the rear. The bathroom comprises a bath with shower and glazed screen, WC and moulded handwash basin with cupboards below. There is a window with obscured glazing to the front of the property.

The Outside

The property is approached from the Badingham Road via a shingle drive that just serves four properties. This leads to an extensive parking area, solely for number 2, with enough space for four to six vehicles. From here there is access to the double garage/workshop. This measures approximately 22' x 16'6". It has double timber doors to the front and a personnel door to one side. There are also windows overlooking part of the garden. It benefits from a mezzanine floor and has its own electricity consumer unit.

There is an area of lawn to the front of the house and adjoining one side of the dwelling is a useful store shed measuring 19'9" x 5'8". This has doors to the front and rear providing access to the back garden. Power is connected.

To the rear of the house, immediately adjoining the kitchen/dining/living room is a sandstone patio area. Paths from this lead through the garden itself to a useful insulated store shed measuring 8'8" x 7'5", a covered pergola and also a small greenhouse. The garden is fully enclosed by fencing and has mature borders as well as a number of raised flower and vegetable beds. There are also maturing trees and shrubs. The rear garden benefits from a drainage system with sump pump feeding into a bowser that can be used to water the garden. In total it measures approximately 60' x 50' with a total plot extending to approximately 0.17 acres.

















2 Parkwood, Framlingham

Approximate Gross Internal Area = 163.0 sq m / 1754 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas. Gas-fired central heating system with underfloor heating throughout the kitchen/dining/living room and radiators throughout the remainder of the house. PV panels providing an income. It is understood that the benefit of a feeding tariff can be passed to the buyer.

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 –
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EPC Rating = C (Copy available from the agents upon request).

Council Tax Band F; £3,245.54 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

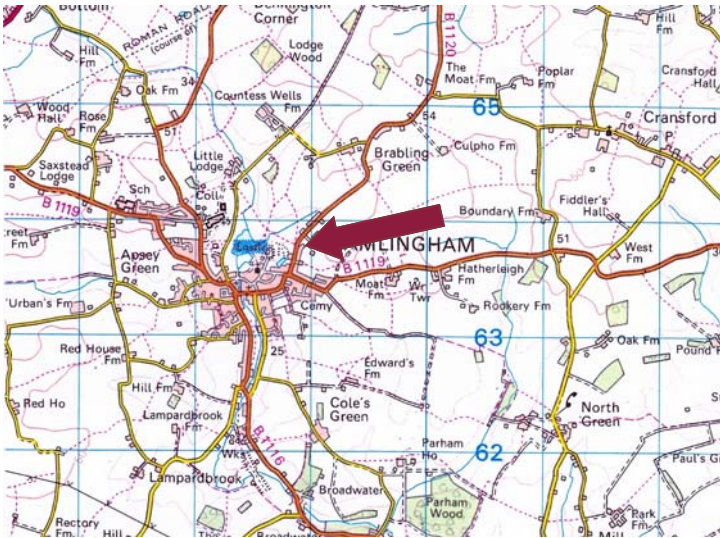
NOTES

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.

November 2025



Directions

From the very centre of the town, proceed up Church Street and onto Castle Street. At the T-junction adjacent to Fore Street, turn left onto Badingham Road. Having passed the pageant field on the right hand side, the entrance to Parkwood will be found a little further on the right hand side. Proceed passed number 1 where the parking to number 2 will be found on the right.

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