

An impressive three storey semi-detached house located on the popular Bibbys Way development, within walking distance of the centre of Framlingham.



Guide Price

£325,000

Freehold

Ref: P7773/MC

Address

40 Station Road
Framlingham
Suffolk
IP13 9EE

Entrance hall, kitchen/dining room, sitting room and cloakroom on the ground floor.
Double bedroom with en-suite, further double bedroom and bathroom on the first floor.
Principal bedroom with en-suite on the second floor.
Enclosed garden.
Single garage and parking space.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

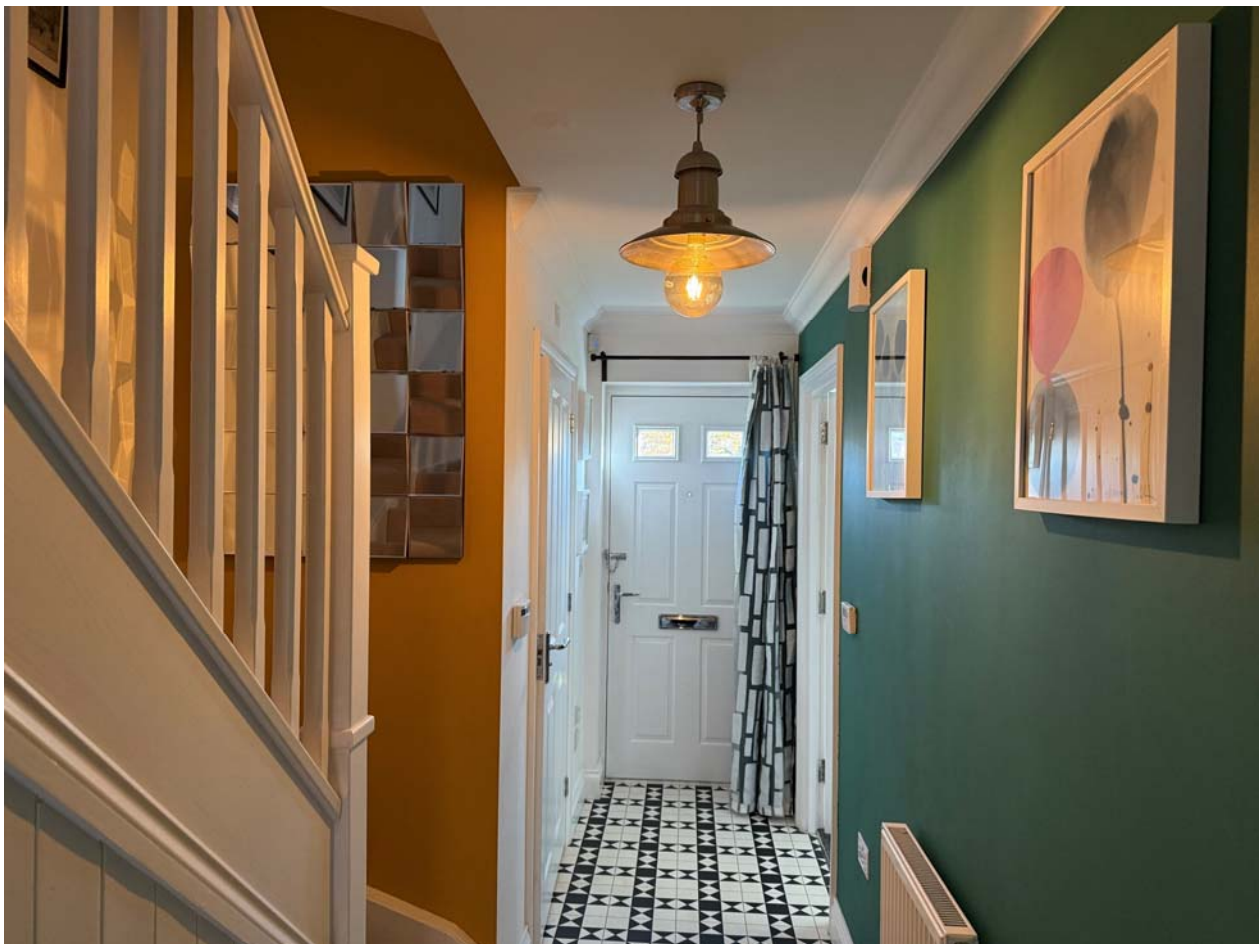
Location

The property is located on Station Road and forms part of a popular Hopkins Homes' 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 (10.5 miles). There is also bird watching at the RSPB centre at Minsmere (15 miles).

Description

40 Station Road is an impressive three storey semi-detached house located on the popular Bibbys Way development which was built in 2018 by the well known and respected builders, Hopkins Homes. The property offers spacious accommodation over three floors.

A front door provides access to the entrance hall where stairs lead to the first floor landing. A door opens to the kitchen/dining room which has a window overlooking the rear garden and French doors opening out onto the patio. The kitchen benefits from a matching range of high and low-level cabinets with integrated appliances such as an electric oven, four ring electric hob, dishwasher, fridge freezer and washing machine. From here, double doors open to the sitting room which has a sash window to the front of the property. Also accessed via the entrance hall is the cloakroom which has an obscured glazed window to the side, a WC, handwash basin and extractor fan. There is a further door which provides access to the understairs storage cupboard.



Stairs rise to the first floor landing. Bedroom two is a generous double room with windows to the front of the property. It has an en-suite bathroom which comprises a shower, WC, handwash basin and extractor fan. It also benefits from a built-in wardrobe with shelving and rails. Bedroom three is a further double bedroom with a window to the rear of the property. The bathroom has an obscured glazed window to the rear and comprises a bath, WC, handwash basin and extractor fan. Also accessed via the first floor landing is a built-in airing cupboard which houses the hot water cylinder.

From the landing, stairs rise to the second floor. Here is the principal bedroom which has a window to the front and a Velux window to the rear. This is a generous sized room and benefits from an en-suite bathroom which comprises a shower, WC, handwash basin and extractor fan. It also benefits from a built-in wardrobe which has shelving and rails. In this bedroom there is access to the loft via a hatch.

Outside

The house is approached from the pavement via steps leading to the front door. To the right of the entrance is a side gate which opens to a pathway leading to the rear garden. The rear garden is fully enclosed by fencing and has a large area of patio with a raised flowerbed. There is access to a parking space and single garage. The garage has an up and over door and power and light connected.

Management Company

There is a Management Company in place to maintain the communal areas of the development and the current annual maintenance charge is approximately £180 for the period 1st January 2025 to 31 December 2025.

Title Matters

Please note that whilst the house is owned freehold, the garage is owned on a long leasehold basis for a term of 125 years from 1st January 2018, with a current annual ground rent charge of £40.00.

















40 Station Road, Framlingham

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261809)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Maintenance Charge Please refer to the Management Company and Title Matters within the particulars.

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 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.

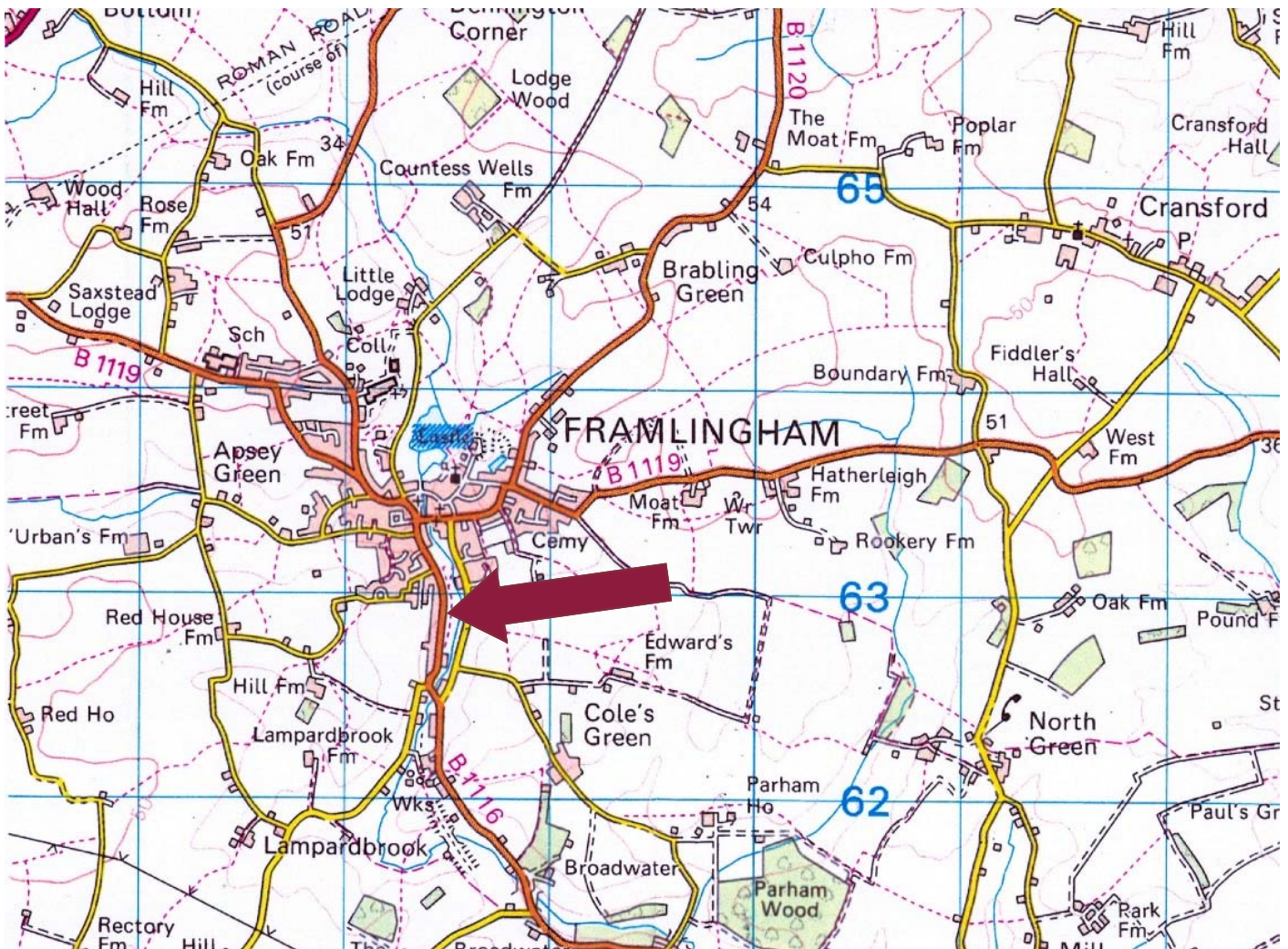
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

December 2025

Directions

From the agent's office in Well Close Square, proceed in a southerly direction along Station Road. The property will be found a short way along on the right hand side just before the turning for Bibbys Way.

For those using the What3Words app: [///standing.tunes.videos](https://www.what3words.com/standing.tunes.videos)



Need to sell or buy furniture?

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